



LAND USE, OPEN SPACE, CONSERVATION AND SAFETY ELEMENTS OF THE GENERAL PLAN

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- B. Land Use and Circulation Plan - Open Space
and Conservation Plan - Existing Land
Use (1995) Back Cover
Flaps

LUE(1): TOC

CHAPTER 1:
-INTRODUCTION-

Noise: This element identifies noise levels generated from existing and proposed transportation systems including highways, freeways, public and private transit systems, airports and other noise generators. It includes policies and standards designed to mitigate adverse impacts resulting from these noise generators.

Safety: This element provides policies and regulations for the protection of the community from fire, flooding, seismic, and other hazards. Among many considerations, it includes evacuation routes, water supply requirements (a fire fighting consideration), and locations of known hazards.

In addition, cities are free to adopt, as they see fit, additional elements related to the development of the jurisdiction, according to the needs of the planning area.

Relationship Among General Plan Elements:

The elements of the general plan are all related and interdependent to some degree. Together they provide the policy framework that directs development needed to serve people and their activities within a given political jurisdiction and its area of influence. It is very clear, for example, that there is an intimate relationship between land use and circulation--accessibility affects settlement patterns upon the land, which in turn, affect traffic volumes and patterns of movement. There are also evident relationships between conservation of natural resources and preservation of open space.

The seven elements are legally equal, since they are all required by State law, but they are not necessarily equal in environmental significance or overall impact on the locality. In the hierarchy of significance, land use and circulation can be defined as the most basic and fundamental general plan elements. All other elements are related to them in some way, or frame policies that represent derivation of the land use and circulation system.

Format of the Land Use, Open Space, Conservation, and Safety Elements:

The Land Use, Open Space, Conservation, and Safety Elements of the City of Porterville General Plan are intended to serve as a practical basis for local decision makers continually confronted with the requirement of determining development and land use patterns in the City. Consistent with this objective, and to facilitate understanding and use by the City Council and general public, these elements are incorporated into this single document and are identically structured according to the following outline:

- 1.0 Goals
- 2.0 Conditions and Trends
- 3.0 Policies
- 4.0 Programs for Plan Implementation

Preceding the four elements, is a general discussion of the overall planning area addressed by them (Chapter 2 of this document). Following this discussion is the text of the elements, supplemented with maps, tables, and charts. Finally, as separate enclosures at the end of this document, maps of the City's combined Land Use and Circulation Plan, combined Open Space and Conservation Plan, and existing Land Uses are provided.

These four elements are road maps intended to guide planning and development in the City of Porterville. They will help the public, City Council, and City staff achieve Porterville's development goals.

LUE(1): INTRO

CHAPTER 2:
-PLANNING AREA-

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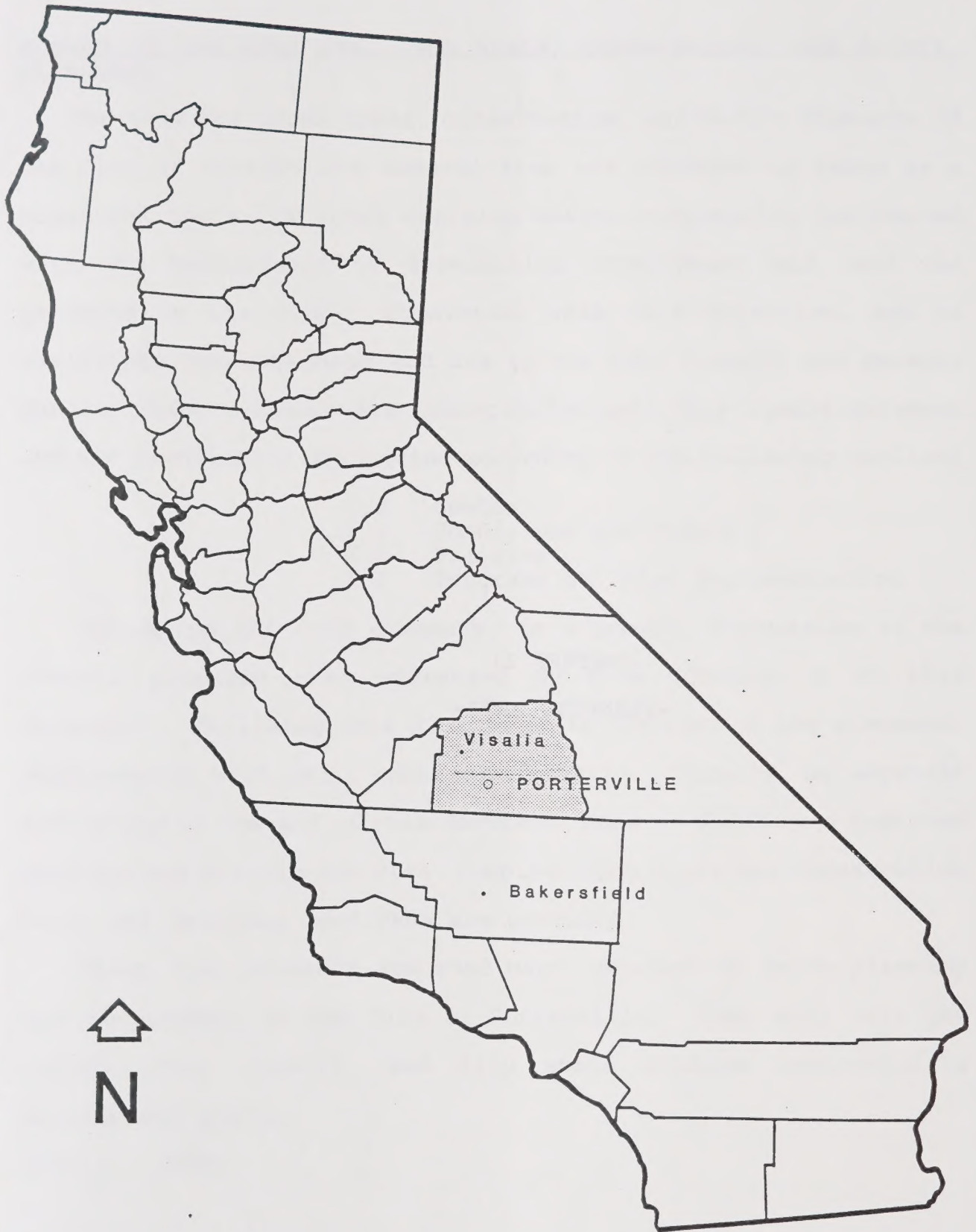
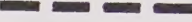
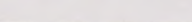
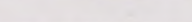
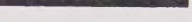


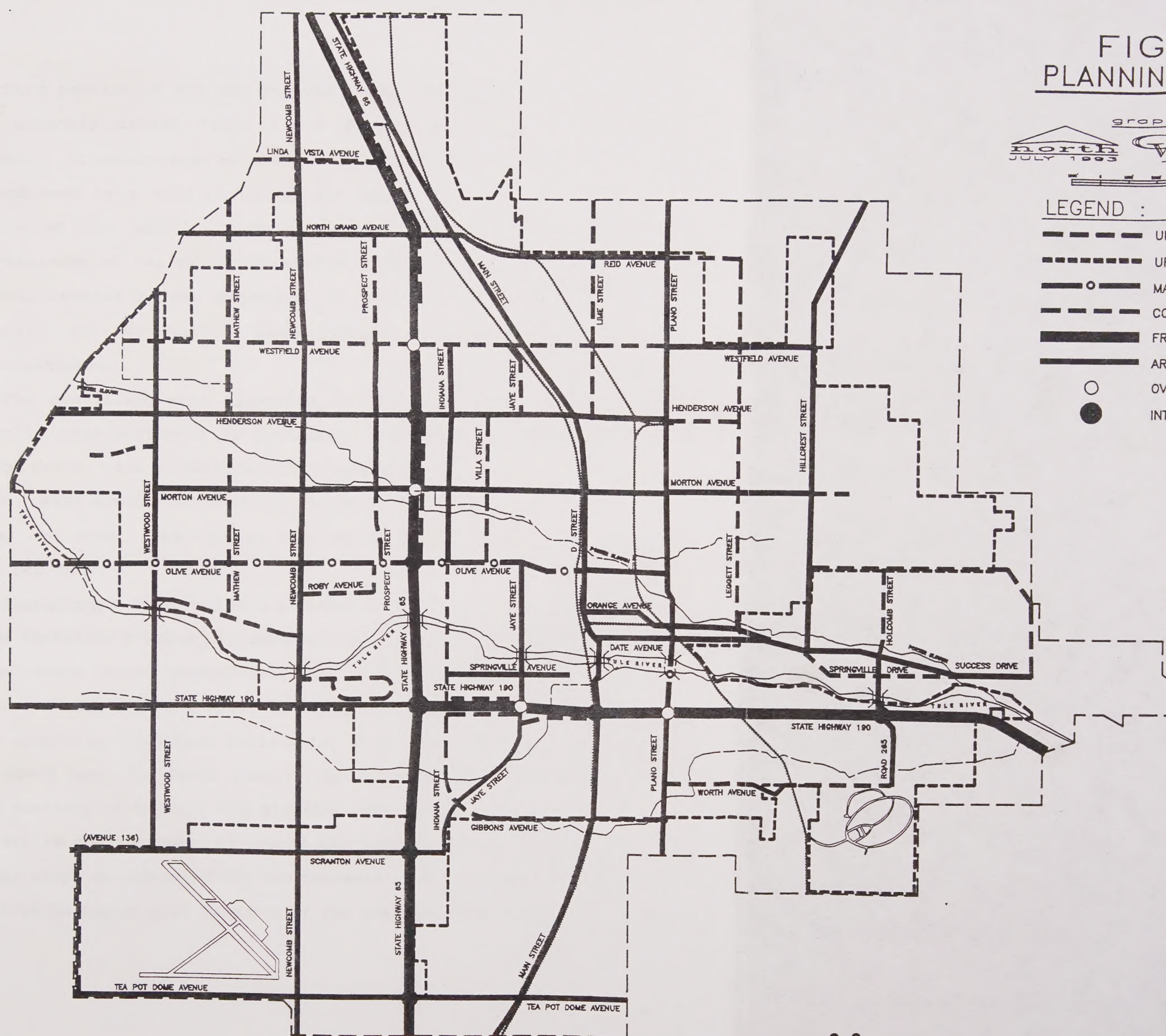
FIGURE 2-2 PLANNING AREA BOUNDARY

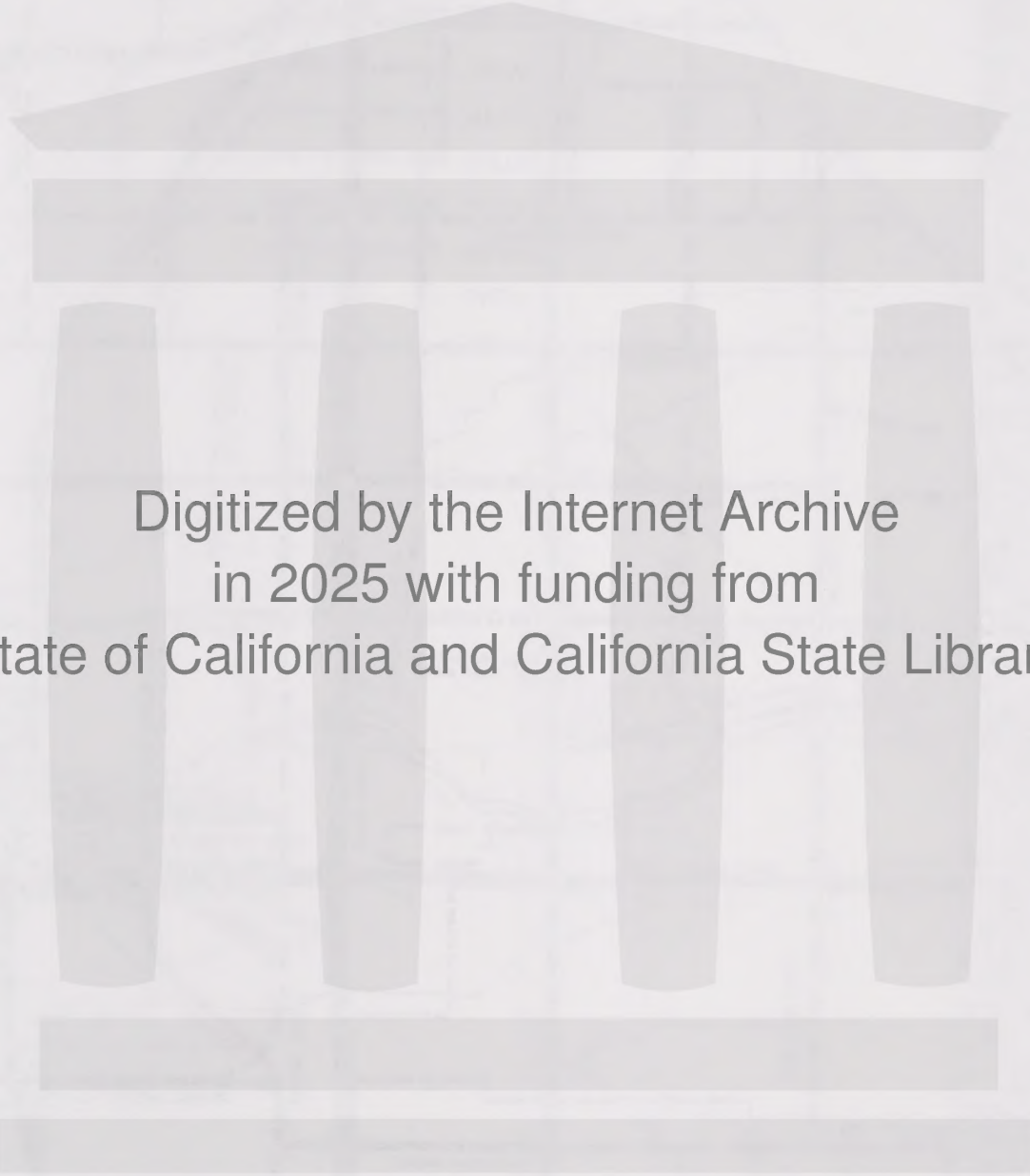
graphics by :

CHARLES W. ROBERTS
 Consulting Civil Engineer, Inc.
 Porterville, Ca. 93257

LEGEND :

-  URBAN AREA BOUNDARY
-  URBAN DEVELOPMENT BOUNDARY
-  MAJOR ARTERIAL
-  COLLECTOR
-  FREEWAY
-  ARTERIAL
-  OVERCROSSING
-  INTERCHANGE





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This portion of the San Joaquin Valley is subject to dense fog, commonly called "tule fog," from mid-November through February. It occurs when moisture evaporating from surface soils is condensed by a cold nocturnal air mass. The incidence and duration of this condition in Porterville are somewhat less than in the remainder of the Valley portion of Tulare County due to air currents created by the migration of cold air from the nearby foothills to the Valley floor which disperse local fog concentrations.

The prevailing wind direction in the Porterville area is generally from northwest to southeast. However, from November through March, wind directions from southeast to northwest are also common. Wind speeds are generally lowest in November, and greatest in May and June. The average wind speed is approximately four miles per hour.

Topography: Porterville's location at the base of the Sierra Nevada Foothills results in a more varied topography than is common to most other Valley communities. The northerly and northeastern portions of the planning area, in particular, feature rolling and hilly landforms, including Lewis Hill, with an elevation of 1,028 feet above mean sea level (msl). The elevations of the Valley floor portions of the City and planning area ranges from about 420 feet msl in the northwest to around 470 feet in the northeast, an average slope of approximately two percent. The presence of slope and hillside topographic features in the planning area represents,

to some extent, limitations and potential constraints on urban development in the area.

One additional topographic feature of the planning area that influences development patterns is the Tule River, which flows from east to west across the community. Land use configurations and circulation patterns are both currently and potentially affected by it.

Geology/Seismicity: The geologic strata and substrata underlying the planning area are composed of consolidated alluvial deposits on the Valley floor and granitic bedrock deposits in the foothills to the north and east. Localized and general faults are distributed throughout the Sierra Nevada mountain range to the east, and in the coastal mountain range approximately 85 miles west. The intersection of two mountain ranges, about 90 miles south of Porterville near the Fort Tejon-Lebec area, is one of the most seismically active locations in the region since it also roughly demarks the intersections of the Garlock, White Wolf, and San Andreas Faults.

The susceptibility of the Porterville area to seismic events can be expressed in both quantitative and qualitative terms by the Modified Mercalli Rating. This rating accounts for the ability of an area's geological substrata to transmit geologic shock and its relative fragility. The Modified Mercalli Rating for the Porterville area, as determined by the State of California Division of Mines and Geology, is estimated to be between VII and VIII, indicating potential for some damage to unreinforced masonry

structures during the occurrence of a major seismic event. However, seismic hazard is not expected to pose a significant constraint on development in the planning area due to enforcement by local building and planning agencies of Uniform Building code sections relating to construction, excavation, and foundation standards.

Soils: According to the Soil Conservation Service, soils are divided into seven groups called General Map Units. These General Map units are comprised of Detailed Map Units; (Specific soil type groupings distinguished by certain physical characteristics). Each General Map Unit is named for the major soil types making up the largest percentage of soil, by volume, within the unit area. In the Porterville area there are five General Map Units; they are listed and described below. Their locations and agricultural capability ratings are illustrated by Figure 2-3.

San Emigdio-Yetter-Honout: General Map Unit No. 1. very deep, nearly level to gently sloping, well drained sandy loams. Minor soils within this unit found in the Porterville area, include Greenfield and Tujunga. The major soils are used mainly for orchards, vineyards and cultivated crops.

San Joaquin-Exeter: General Map Unit No. 2. Moderately deep, nearly level to gently rolling, well drained loams that have a hardpan. The major soils are used for orchards, vineyards, and cultivated crops. None of the minor soils found within this unit are found in the Porterville area.

Centerville-Porterville: Genreal Map Unit No. 3. Moderately deep and very deep, nearly level to hilly, well drained clays. The minor soil within this unit, found in the Porterville area, is Havala. The major soils are used for orchards and cultivated crops.

Cieneba-Vista: General Map Unit No. 5. Shallow and moderately deep, rolling to very steep, somewhat excessively drained and well drained coarse sandy loams. The minor soils within this unit, found in the Porterville area, are Auberry and Rock outcrop. The major soils are used mainly as rangeland.

Cibo-Las Posas: General Map Unit No. 7. Moderately deep, rolling to steep, well drained clays and loam. None of the minor soils found within this unit are found in the Porterville area.

NOTE: The General Map Unit number refers to the number assigned by the Soil Conservation Service.

Two important aspects of the soils in the Porterville area are their ability to support agriculture, and the degree of constraint posed by them on development. Agricultural capability may be described in two ways: by Capability Class, and by the Storie Index. The degree of constraint to development posed by a soil is described as being slight, moderate, and severe. These three levels indicate the degree of limitations imposed by a variety of specific engineering considerations.

Agricultural capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Agricultural capability classification is not, however, appropriate

for determining a soil's suitability or limitations for rangeland, woodland, or development purposes. Soils are grouped into eight agricultural capability classes according to their limitations for crops, risk of damage to the soil if used for crops, and the way they respond to management. Capability classes are designated by Roman numerals. The numerals indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class I soils have slight limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of crops or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of crops or that require special conservation practices.

Class IV soils have very severe limitations that reduce the choice of crops or that require very careful management, or both.

Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use.

Class VI soils have severe limitations that make them generally unsuitable for cultivation.

Class VII soils have very severe limitations that make them unsuitable for cultivation.

Class VIII soils and miscellaneous areas have limitations that nearly preclude their use for commercial crop production.

A more specific indicator of a soil's agricultural capability is the Storie Index. It expresses numerically the relative degree of suitability of a soil for general intensive agriculture. The rating is based on soil characteristics only, and does not consider other factors such as water availability or climate. The Index considers four factors in evaluating a soil: soil profile and

depth, surface texture, slope, and factors subject to management and modification. The Storie Index yields a percentage that describes a soil's value for agriculture. The higher the percentage the greater the value. These percentages are grouped into six grades, the Storie Index Grade:

Grade 1: Excellent or well suited for general intensive farming.

Grade 2: Good or well suited soils for general intensive farming.

Grade 3: Soils fairly well suited to farming.

Grade 4: Soils poorly suited for farming.

Table 2-1 summarizes the soil characteristics of the five (5) Soil Type Map Unit Groupings found within the Porterville Urban Area.

TABLE 2-1

SOILS CHARACTERISTICS BY MAP UNIT TYPE

Gen. Map Unit Number	Capabil. Class	Storie Index Grade	Limitation to Development
1	I-III	1, 3	Slight-Moderate
2	III	4	Moderate-Severe
3	II-IV	1-4	Moderate-Severe
5	VII-VIII	5-6	Severe
7	VI-VIII	4, 6	Severe

Note: Refer to Table 5-4 in Chapter 5 for more specific information on the soils found in the Porterville area.

Source: Soil Conservation Service, Soil Survey of Tulare County, California, Central Part (1982).

Hydrology: Two surface waterways, the Tule River and Porter Sough branching off from the Tule in the eastern portion of the community, flow east to west cross the planning area. Success Dam, constructed on the Tule in 1961, regulates flood flows and has

FIGURE 2-3 SOILS MAP

graphics by :
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LEGEND :

- ① SAN EMIGDIO - YETTUM - HONOUT
- ② SAN JOAQUIN - EXETER
- ③ CENTERVILLE - PORTERVILLE
- ⑤ CIENEBA - VISTA
- ⑦ CIBO - LAS POSAS

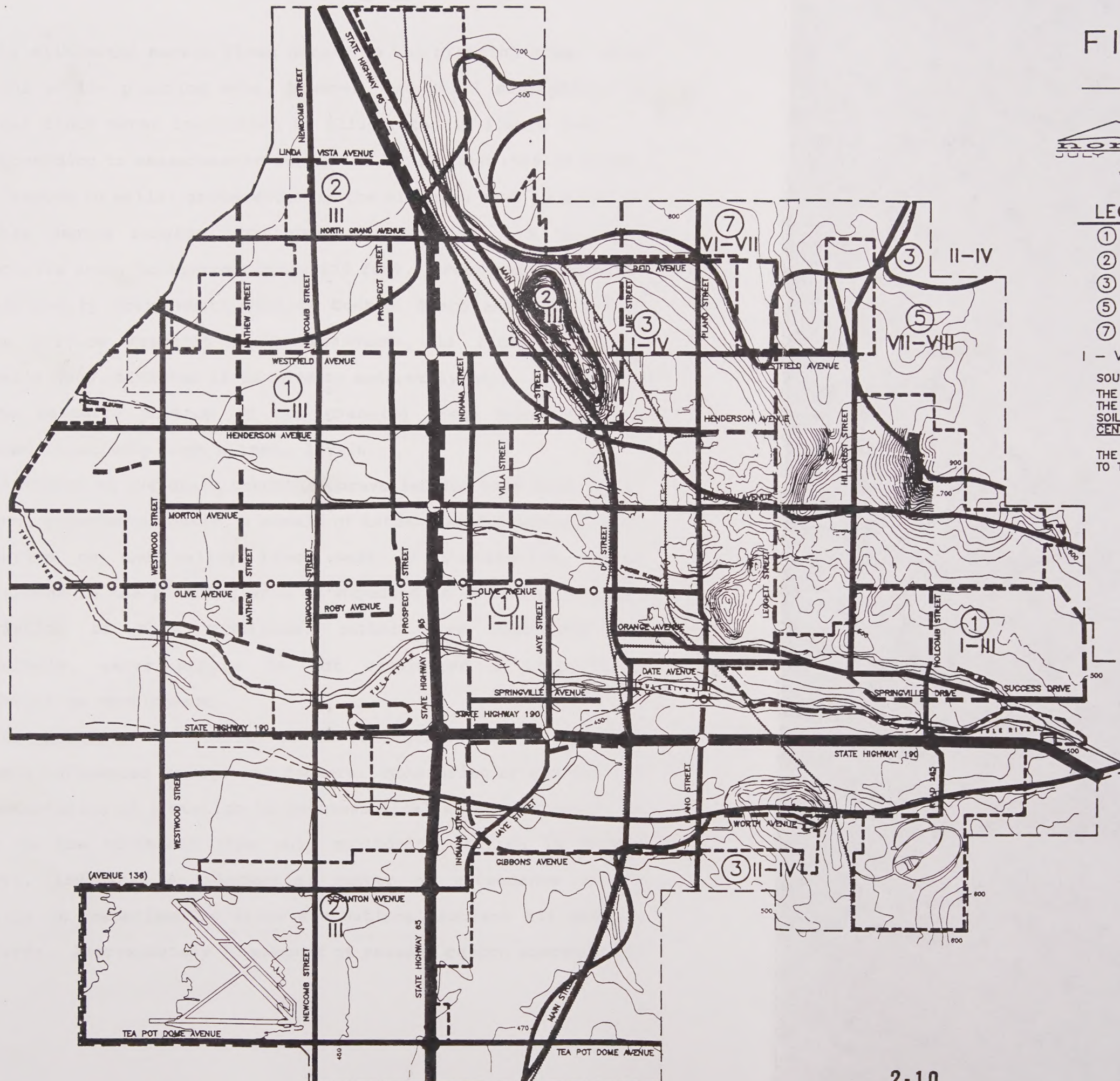
I - VIII AGRICULTURAL CAPABILITY RATING

SOURCE :

THE NUMBERS ARE THE MAP SYMBOLS USED ON THE GENERAL SOIL MAP APPENDED TO THE SCS SOIL SURVEY OF TULARE COUNTY, CALIFORNIA, CENTRAL PART (1982).

THE NAMES ARE THE GENERAL MAP UNITS ACCORDING TO THE SOIL CONSERVATION SERVICE.

- URBAN AREA BOUNDARY
- URBAN DEVELOPMENT BOUNDARY
- MAJOR ARTERIAL
- COLLECTOR
- FREEWAY
- ARTERIAL
- OVERCROSSING
- INTERCHANGE



largely eliminated severe flood hazard to the planning area. Some portions of the planning area, however, are still susceptible to seasonal flood water inundation as illustrated in Figure 2-4.

According to measurements conducted in 1978 and 1979 of static water depths in wells, groundwater in the planning area is found at variable depths ranging from about fifteen feet, in the east Porterville area, to approximately 125 feet. Groundwater quality, as measured by State Water Quality Control Board and U.S. Public Health Service drinking water standards, is regarded to be generally good, although it is hard to moderately hard. Some wells in the easterly portion of the planning area, however, have produced relatively high nitrate levels.

Although an overdraft condition prevailed for some time in the regional groundwater basin, a result of extracting for agricultural irrigation on the valley floor west of Porterville, urban development in the planning area is expected to contribute toward alleviation of this condition, rather than aggravate it. Accordingly, water supply is not considered a significant constraint on development.

Air Quality: Air quality in the Porterville planning area is strongly influenced by regional factors. Monitoring of air quality characteristics at a station in downtown Visalia, approximately 30 miles to the northwest (the only monitoring station in Tulare County), indicates a substantial number of exceedance events annually in comparison to State and National Ambient Air Quality Standards. Approximately 70 percent of present carbon monoxide and

ozone/oxidant levels are the result of fossil fuel use in internal combustion engines, principally from automobiles, according to the Tulare County Air Pollution Control District. A secondary cause of regional air pollution is the migration of pollutants from upwind locations, primarily the San Francisco Bay metropolitan area, into the air basin. It is not anticipated, however, that substandard air quality will present any direct limitations on future development in the planning area. Air quality is discussed further in Section 2.3 of Chapter 5 (Conservation Element).

Noise: Noise in the planning area reflects the variation in ambient noise levels characteristic of the diversity of land uses in the area. Typically, ambient noise levels are lower in undeveloped and agricultural areas, with noise intrusion attributable principally to automobile traffic on nearby roadways, air traffic, agricultural equipment operations, and natural noise sources, such as wind. Ambient noise levels are predictably higher in developed areas. Again, vehicular traffic, particularly on the community's major thoroughfares and streets, is the principal generator of noise. Additional intermittent noise generators are air traffic, trains and competition racing and recreational vehicles. This noise emanates from Porterville Municipal Airport, the Off-Highway Vehicle Facility (located in the southwesterly portion of the planning area), the Rocky Hill Raceway (located in the easterly portion of the planning area), and the Southern Pacific and Santa Fe Railroad lines that run through the community. Relatively high ambient noise levels also exist on a limited basis

FIGURE 2-4 FLOOD PRONE AREAS



graphics by :
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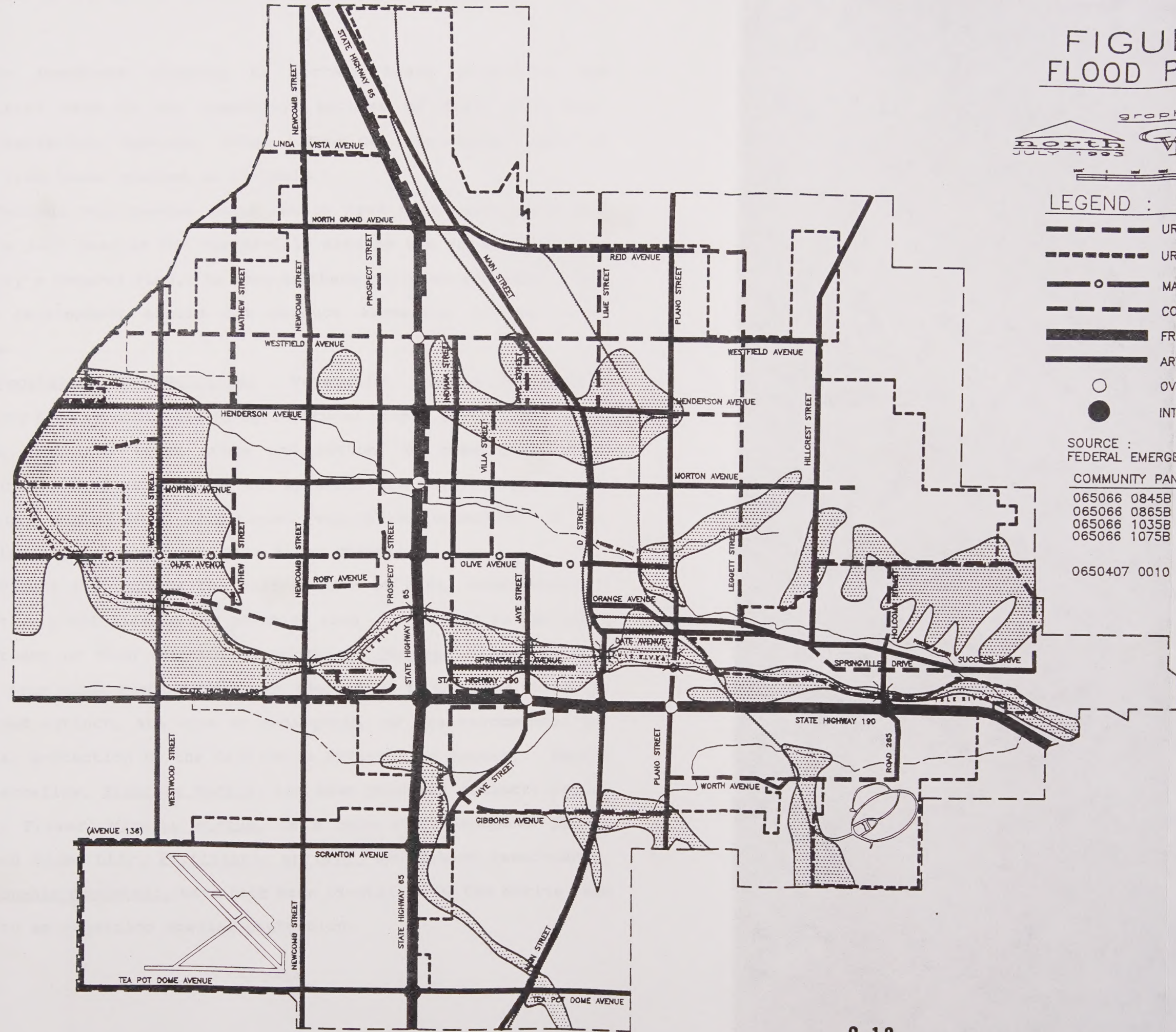
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- - - URBAN DEVELOPMENT BOUNDARY
- MAJOR ARTERIAL
- - - COLLECTOR
- FREEWAY
- ARTERIAL
- OVERCROSSING
- INTERCHANGE

SOURCE :
FEDERAL EMERGENCY MANAGEMENT AGENCY

COMMUNITY PANEL NUMBER :
065066 0845B
065066 0865B
065066 1035B
065066 1075B 09 / 29 / 86

0650407 0010 10 / 15 / 85



in the immediate vicinity of certain heavy commercial and industrial uses in the community; because of their locational characteristics, however, noise intrusion into noise sensitive areas from these sources is minimal.

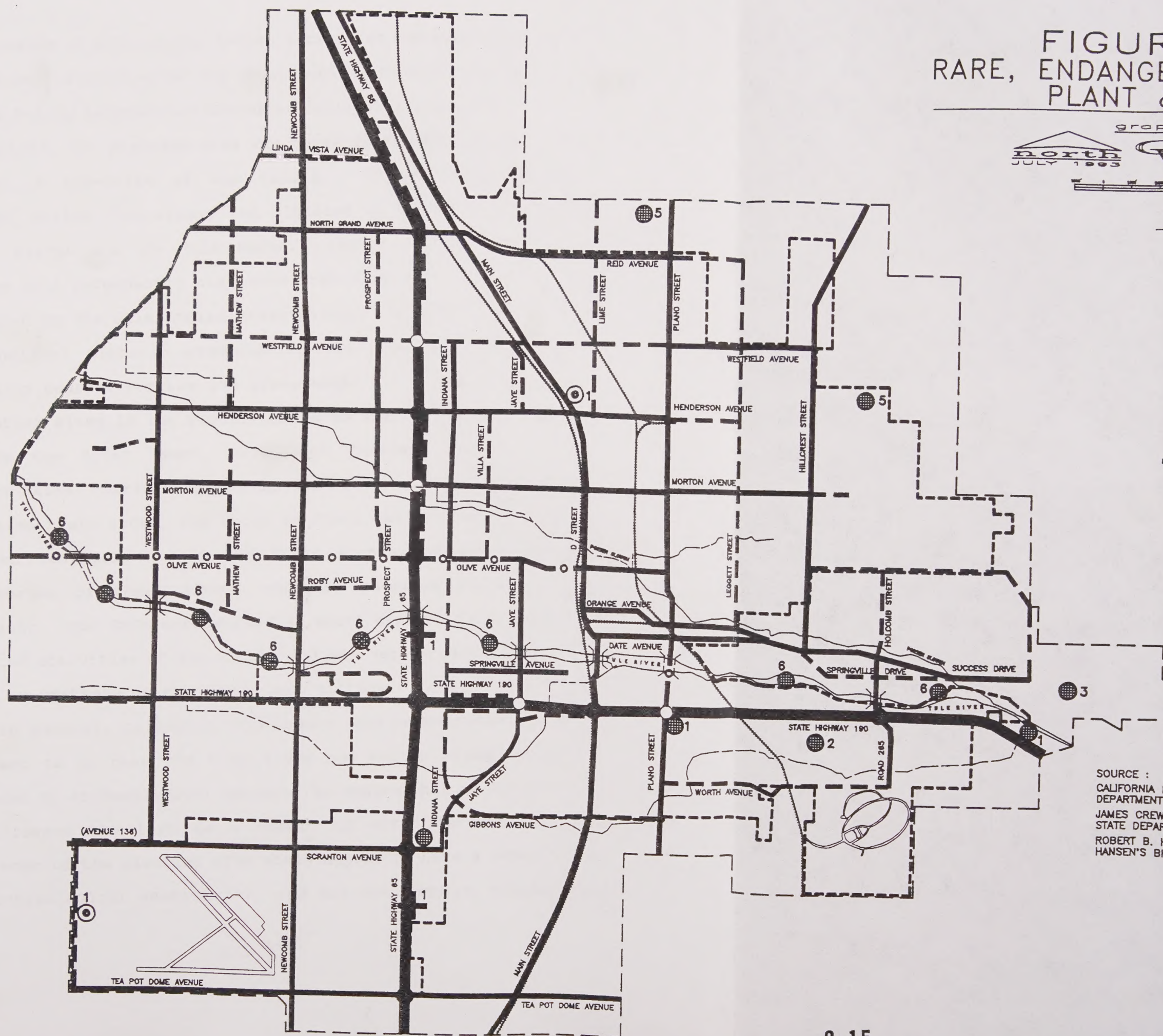
Maximum recommended noise levels have been established for various land uses in the Porterville area by the Noise Element of the City's General Plan. As long as these policies are adhered to, urban development should not produce excessive ambient noise levels.

Vegetation and Wildlife: Vegetation in the Porterville planning area is dominated by agricultural crops, including citrus, olives, alfalfa, truck crops and cotton; by open grasslands, principally used as pasture; and by urban ornamental landscaping. The only significant exceptional vegetative community is the riparian habitat along the Tule River channel.

Figure 2-5 depicts the distribution of rare, endangered, or sensitive plant life in the planning area. According to the State Department of Fish and Game's California Natural Diversity Data Base, four plant species have been identified in the area which are presumed extinct, are rare or endangered, or are recommended for special protection by the California Native Plant Society. Keck's Checkermallow, Sidalcea keckii, has been presumed extinct; Calico Monkey Flower, Mimulus pictus, is a rare and endangered plant; Striped Adobe Lily, Fritillaria striata, and Tulare Pseudobahia, Pseudobahia peorsonii, have both been identified by the Native Plant Society as requiring special protection.

FIGURE 2-5 RARE, ENDANGERED & SENSITIVE PLANT & WILDLIFE

graphics by :
 **CHARLES W. ROBERTS**
 Consulting Civil Engineer, Inc.
 Porterville, Ca. 93267



- LEGEND :**
- 1 SAN JOAQUIN KIT FOX
 - 2 GREAT BLUE HERON
 - 3 WESTERN POND TURTLE
 - 4 MIMULUS PICTUS
 - 5 PSEUDOBALIA PEIRSONII
 - 6 ELDERBERRY LONGHORNED BEETLE
 - SPECIFIC LOCATION - WITHIN 80 ACRES
 - ⊙ NON-SPECIFIC LOCATION - SPECIFIES A ONE MILE SEARCH RADIUS FOR THE ELEMENT
 - ⊕ GENERAL LOCATION - SPECIFIES A FIVE MILE SEARCH RADIUS FOR THE ELEMENT
 - URBAN AREA BOUNDARY
 - URBAN DEVELOPMENT BOUNDARY
 - MAJOR ARTERIAL
 - COLLECTOR
 - FREEWAY
 - ARTERIAL
 - OVERCROSSING
 - INTERCHANGE

SOURCE :
 CALIFORNIA NATURAL DIVERSITY DATA BASE, STATE
 DEPARTMENT OF FISH AND GAME.
 JAMES CREW, WILDLIFE BIOLOGIST
 STATE DEPARTMENT OF FISH AND GAME
 ROBERT B. HANSEN
 HANSEN'S BIOLOGICAL CONSULTING

relationship of prehistoric Indian activities and settlement on the Tule River. According to the Archeological Inventory Southern San Joaquin Valley Information Center at California State University at Bakersfield, the planning area was formerly occupied by the Koyote Indians, a sub-tribe of the Yokuts. The Koyote's principal village, called Chokowisho, was situated on Murray Hill, between Porter Slough and the Tule River. Around the mid-1850's, the Indians were permanently displaced from this site, and eventually relocated on the Tule Indian Reservation. Artifacts documenting the Indians' historic presence in the area have been found, including bedrock mortars and arrowheads.

Other sites in the Porterville area that have been surveyed, include the River Ranch, Saddleback Estates, Corona Heights, Western Skies, Foxridge, and Grandview Subdivisions, the Rocky Hill retention basin sites, the Santa Fe Plaza Senior Housing Project, and the Westfield Avenue and State Highway 65 overpass site. Inventories of these sites, however, revealed no significant artifacts. The CSUB archaeological staff has, in fact, suggested that the activities of the Koyote Indians were probably limited in range to upstream of the Chokowisho Village.

In general, potential development and urbanization of sites adjacent to or near the Tule River and Porter Slough should be preceded by archaeological surveys, to ensure that no artifacts of significance are lost as a result of site disturbance. The remainder of the planning area would appear to have a lower degree of archaeological sensitivity, and may not require actual field

surveys unless evidence of archaeological significance is found prior to or during development activities.

Population Characteristics:

The most recent census tabulation of population for the City of Porterville occurred in 1990, the decennial federal census. At that time, a total of 29,563 persons resided within the city's corporate boundaries. Estimates of the population of Porterville's unincorporated urban fringe, when combined with the recorded population for the City, placed the total planning area population at about 45,000.

Table 2-2 shows historic and projected population data for the City of Porterville through the year 2010. Analysis of the historical population totals presented in this table indicates that Porterville has grown at an average annual rate of 3.5 percent over the past decade. Extension of this growth rate over five-year increments yields the projected year 2010 population of about 55,500 for the City.

TABLE 2-2

CITY OF PORTERVILLE
HISTORIC AND PROJECT POPULATION

<u>YEAR</u>	<u>TOTAL POPULATION</u>
1970	12,602
1980	19,707
1981	20,793
1982	21,895
1983	22,611
1984	23,271
1985	24,002
1986	24,516
1987	24,614
1988	25,071
1989	26,981
1990	29,563
1995	35,400
2000	39,337
2005	46,720
2010	55,489

Sources:

1. 1970 Federal Census of Housing and Population
2. 1980 Federal Census of Housing and Population
3. 1990 Federal Census of Housing and Population
4. State of California Department of Finance, Population Research Unit
5. Collins and Castrillo, Planning Consultants, 1988

Economic Characteristics:

The economy of the City of Porterville has traditionally been based on agriculture and agriculturally-related industries. Citrus production and processing constitute a major segment of the local employment market. Table 2-3 reflects selected major employers, by function, in the planning area.

The community's position in the regional commercial retail market is moderately strong. A 1981 study of commercial land use and projected commercial activity in the planning area indicated

that Porterville had the second highest local retail sales dollar expenditures per capita of the major cities in Tulare County. Porterville's total annual retail sales of \$7,441 per capita (1990) is also significantly higher than the County-wide average of \$4,540, denoting that the community imports sales dollars from other areas of the County. This performance is consistent with the community's function as a regional trade center for southeastern Tulare and northern Kern Counties.

TABLE 2-3

MAJOR EMPLOYERS IN PORTERVILLE
BY NAME AND PRODUCT/FUNCTION
1994

<u>Company Name</u>	<u>Number of Employees</u>	<u>Product/Function</u>
Beckman Instruments	350	Electronics
Josten's, Inc.	250	Printing and Engineering
Sierra Pacific Apparel	70	Sportswear
Standard Register Company	116	Business forms
Pope and Talbot	100	Disposable diapers
Water Specialties	50	Water meters
Porterville State Developmental Center	1,593	Mental health/care for developmentally disabled
Porterville School District	1,200	Education
Burton School District	175	Education
Wal-Mart Distribution Center and Retail Outlet Store	1,200	Warehousing/Retail Sales
Save-Mart Stores	167	Retail Sales
Bank of the Sierra	106	Banking
Mervyn's Department Store	80	Retail Sales
Target Department Store	150	Retail Sales
U.S. Forest Service - Sequoia National Service	385	Forest operation & admin.
Sierra View District Hospital	572	General health care
City of Porterville	200	City services
Porterville College	250	Education
Royalty Carpet Mills	250	Carpet yarn
National Vitamin Company	70	Vitamins
Packing Houses	800	Citrus and grape packing/ship

Community Facilities and Services:

Schools: Public schools located within the Porterville planning area include eleven elementary schools, two junior high schools, two high schools, and one continuation high school. These facilities are operated by Public Schools and High School Districts. On the basis of comparisons between school capacities and current enrollments, some excess capacity apparently exists within the local secondary school system. However, current overcrowding within the elementary schools and ultimate growth projected for the planning area will inevitably require development of additional school facilities.

Porterville College, a two-year community college facility, is also located in the City. Operated and administered by the Kern County Community College District, Porterville College serves southeastern Tulare County and the northeastern portions of Kern County.

Parks and Recreation: There are currently about 206 acres of public, quasi-public and private park lands within the Urban Area Boundary. Active and passive recreation needs are met in the community by seven (7) City parks, a nine-hole golf course, a community center, the Porterville Fairgrounds, including the municipal ball park and horse arena, the City library, swimming pool complex, airport OHV park, Zalud historic house and garden, Porterville Racquet Club, Batworld (batting cages); Rocky Hill Raceway, and about 325 acres of riparian scenic lands in and around the Tule River channel. Additionally, about 330 acres of public

and private school lands are used for a variety of recreational activities throughout the year. The City presently has a cooperative policy with the local school districts to help meet recreation facilities and programming needs for the community.

Government Facilities: Municipal police and fire protection are provided from the City police and fire stations located on the east and west sides of Hockett Street between Harrison and Cleveland Avenue, and a second fire station located on the east side of Newcomb Street between Henderson and Morton Avenues. The municipal library is located at the intersection of Thurman Avenue and Hockett Street, just west of the City Hall complex which is located on the west side of Main Street between Thurman and Cleveland Avenues.

Utility Services: Those portions of the planning area located within the incorporated City limits of Porterville are provided water, storm drainage, solid waste removal, and wastewater collection and treatment services by the City. Electricity and natural gas are supplied to the City and surrounding area by the Southern California Edison Company and the Southern California Gas Company, respectively. Telephone service is operated by Pacific Bell with cable television services provided by Falcon Cable.

Water: Per capita water consumption in Porterville for all types of uses combined (i.e. residential, commercial, industrial, recreational, etc.) is currently about 220 gallons per day. The City currently operates 37 operational wells (October, 1992), feeding a water supply system with a delivery capacity of

26.6 million gallons per day (mgd). Storage for this system is provided by three reservoir tanks, one with a 50,000 gallon capacity and two holding three million gallons. Two tanks are located in Scenic Heights. The second three million gallon tank is located in the eastern sector of the urban area. Distribution piping in this system ranges from four to sixteen inches in diameter. The City has also recently acquired eight formerly private water companies: Juranda, Spallina, East Porterville, Valley View, Rowland, Lindale, EPTCO, Pleasant Grove, and Grand View Gardens serving areas in the unincorporated fringe of the community. Four remaining private water companies, Beverly Grand Mutual, Fairway Track, Damsen, and Mullens still exist. These non-City water systems utilize distribution lines ranging from two to eight inches in diameter.

Storm Drainage: Storm water drainage in the City is accomplished through a combination of surface and subsurface drainage facilities. Improvements to the City's storm drainage system in recent years have helped alleviate accumulations of storm runoff, and although some localized ponding and runoff accumulation still occurs during peak storm periods, serious drainage-related constraints are not anticipated to affect the community's potential growth and development. The City has a storm drain master plan in effect.

Solid Waste Removal: The City of Porterville Field Services Division is responsible for the removal of solid waste within the incorporated City limits. There are two residential collections each week, while commercial collections occur six times weekly. Waste is conveyed to a sanitary landfill site located approximately

seven miles southwest of the City at Avenue 128 and Road 208 and serves the City and surrounding area. The site is operated by Tulare County and has an estimated remaining life of several decades. Unincorporated portions of the planning area are provided solid waste removal services by private contractors, under the auspices of Tulare County. Residential pickup in these areas occurs once each week.

Sewerage/Wastewater Treatment Facilities: Residents within the incorporated City portion of the planning area are provided with community sewer service by the City of Porterville. Residents outside the City are served either by on-site septic treatment systems or by the Porter Vista Public Utility District, which contracts with the City for treatment of effluent collected by the District. The City's sewage treatment facility, located in the western portion of the community, has a present peak level treatment capacity of about 11.0 million gallons per day (mgd). This capacity was increased from 4 mgd with the completion in 1987 of a wastewater outfall line and dewatering system, which is illustrated by Figure 5-2 in Chapter 5, and expansion of the facility in 1994. Based on the current average effluent discharge to the facility by the community of approximately 125 gallons per capita per day, this capacity would serve a planning area population of about 85,000. This will accommodate population growth in the City to the projected 55,500 residents in 2010, plus related commercial and industrial use. A minimal grade differential between the existing treatment facility site and areas

proposed for development west of the facility may necessitate expensive pump stations and the use of forced mains, or relocation of the treatment facility west of its present location in the future.

Electricity/Natural Gas: Electricity and natural gas service are provided to the planning area by the Southern California Edison Company (SCE), and the Southern California Gas Company. Officials at these two utility companies indicate that existing trunk lines are adequate to provide service to the planning area's projected 2010 population. Consequently, accommodating future growth in the area is not viewed as problematic, except to the extent that overall demand for these utilities is continually increasing in proportion to more constricted source supplies.

Telephone: Pacific Bell supplies telephone service to the Porterville area. No difficulties in fulfilling demands for service are foreseen for the duration of the planning period.

LUE(1): C2PA.(1)

CHAPTER 3:

- LAND USE ELEMENT-

CHAPTER 3: LAND USE ELEMENT

The Land Use Element of the General Plan serves as a guide to the orderly future development of the community. It designates the proposed general distribution, location and extent of land use for housing, business, industry, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private land use. The Element also establishes standards of population density and building intensity for the planning area.

Several things are set forth in this Element: a set of goals reflecting the overall manner in which the community desires development to occur and a description of current community conditions and trends; an enumeration of specific policies providing a framework for the consistent rendering of land use and development decisions by the City to ensure maximum attainment of local planning goals; and implementation programs to carry out the policies established in the Plan.

1.0 GOALS

The following goals are established for the maintenance and development of land uses in the City of Porterville:

- 1.1 Well balanced land use pattern, with compatibility among adjacent uses, satisfying the economic, social, and environmental requirements of the community.
- 1.2 Residential environment that ensures quality development and offers safe, sanitary, and adequate housing opportunities to all socioeconomic segments of the community.
- 1.3 Primary retail trade center for a large market area.

- 1.4 Small shopping centers as needed for the convenience of residential neighborhoods.
- 1.5 Diverse employment opportunities from commercial and industrial development.
- 1.6 Public infrastructure and services necessary to support residential, commercial, and industrial development.
- 1.7 Viable downtown retail, personal and professional service center.
- 1.8 Conservation and preservation of irreplaceable natural resources.
- 1.9 Unique aesthetic quality and identity.
- 1.10 Interagency cooperation between the City, County, and other public entities that have interests in the attainment of Porterville's land use goals.

2.0 CONDITIONS AND TRENDS

2.1 Residential

Historically, residential development in Porterville has been predominantly single-family housing. Approximately 75 percent of all new housing units created in the community were single-family homes as late as 1976. However, since that time, there has been increasing demand for, and supply of, multiple-family housing units in both renter and owner occupied categories. For example, multiple-family units, including town homes and condominiums, accounted for approximately half of all new housing units constructed in the City in 1980. This trend toward multiple-family units can be attributed to the increasing cost of traditional single-family housing and the growing inaccessibility of such housing to many economic segments of the community. Additionally, manufactured housing, once regarded as an unsatisfactory alternative to "stick-built" structures, occupies an increasing proportion of the new housing market. A result of improved quality and design.

Vacant residential land in the City was estimated to total about 1,700 acres in 1992. Of this amount, approximately 1,516 acres were designated for rural or low density residential use; 75 acres were set aside for medium density development; and the remaining 109 acres were designated for either high or maximum density residential development.

The EXISTING LAND USE MAP (1992), attached to this document (back cover flap), which depicts the distribution of existing

land uses in the planning area, reflects the extent of residential development in the community.

2.2 Commercial Development

The EXISTING LAND USE MAP (1992) also depicts the extent and distribution of commercial land use in Porterville. Illustrated are several major commercial areas in the community: the Downtown, or central business district, extending along Main and parallel streets roughly from Morton to Orange Avenues; the Olive Avenue corridor from downtown west to virtually the edge of the community; and along Henderson Avenue generally in the vicinity of Highway 65. Additionally, smaller concentrations of commercial and office uses occur at other locations throughout the community, including a considerable distribution of neighborhood commercial centers and establishments.

Commercial activity in Porterville is reasonably stable. Taxable sales permits and actual and adjusted (for inflation) taxable sales for the City are reflected in Table 3-1. As reflected in this table, Porterville's total taxable sales in constant dollars for 1990 increased by about 11 percent since 1980. The number of taxable permits issued for businesses operating locally has increased by approximately 40 percent over the same time period.

TABLE 3-1

NUMBER OF PERMITS AND AMOUNTS OF TAXABLE SALES 1980 TO 1991

Year	Number of Permits	All Outlets	
		Taxable Sales in \$1,000's	Taxable Sales in Constant \$1,000's
1980	593	141,225	57,902
1981	683	156,712	61,480
1982	707	155,331	52,834
1983	710	174,078	59,230
1984	731	185,567	60,386
1985	738	195,368	59,966
1986	754	201,544	59,912
1987	767	213,773	62,216
1988	791	227,516	63,041
1989	816	232,402	61,645
1990	824	251,999	64,335
1991	801	237,573	57,191

1. Adjusted Based on Consumer Price Index, 1967 = 100.

Source: State Board of Equalization

Porterville's estimated 1991 population of 31,700 represented approximately 9.6 percent of the total population of Tulare County; at the same time, Porterville's 1991 taxable sales total equalled roughly 11.1 percent of Countywide taxable sales that year, further evidence of the community as a regional trade center.

A 1989 study conducted by City staff identified approximately 540 acres of developed commercial land within the Porterville City limits. Assuming that commercial growth will continue at the present rate, commercial growth ratios established by the City's 1981 commercial study indicate a net demand for development of an additional 100 acres for commercial between 1990 and 1995. Table 3-2 summarizes this development projection by type of commercial acreage.

TABLE 3-2

ADDITIONAL COMMERCIAL DEVELOPMENT
REQUIRED 1990-1995

<u>Type of Commercial Use</u>	<u>Additional Acreage to Develop</u>
Neighborhood Commercial	14.0
General Commercial	69.0
Heavy Commercial	11.0
Professional Office	<u>6.0</u>
Total:	100.0

Source: Porterville Commercial Land Use Study: QUAD Consultants; October, 1981; City of Porterville Planning Division, 1990.

Vacancy rates of existing commercially-designated land within the City limits are reflected in Table 3-3.

TABLE 3-3

CURRENT RATE OF VACANT COMMERCIAL
LAND BY TYPE OF DESIGNATED USE

<u>Type of Use Designated</u>	<u>Vacancy Rate (%)</u>
Highway Commercial	97.0
General Commercial	19.0
Heavy Commercial	20.0
Neighborhood Commercial	75.0
Professional Office	14.0
Overall Vacancy Rate	45.0

Source: City of Porterville Planning Division, 1992.

In planning for new commercial development, the compatibility of commercial and residential land uses must be considered. Conditions generated by commercial land uses most often cited as undesirable to adjacent residential dwellers are traffic, noise and lighting. High intensity commercial activity may also produce odor, fumes and dust that could impact the quality of adjacent residential environments.

2.3 Industrial Development

Industrial development in Porterville has historically taken place on a gradual basis. Currently, industrial uses are concentrated in the northern and southern portions of the planning area and in the vicinity of the airport. A substantial amount of available unused industrial acreage exists, indicating the community's capability to accommodate industrial growth and expansion. Good rail and highway access capabilities characterize most of the City's industrial land.

The placement of industrial development is very important with respect to its relationship to adjacent land uses. The U. S. Supreme Court has determined that industrial developments are liable and can be forced to shut down if they adversely affect surrounding residential uses. The courts have not considered the fact that new residences were built and occupied adjacent to an already established manufacturing plant as grounds for favorable consideration on industry's behalf. The City, then, has the responsibility of protecting its high-investment manufacturing uses from future encroachment by residential development, as well as protecting residents from the nuisances which industry can create. Thus the policies set forth in the Land Use Element are intended to assure protection for both industrial and residential land uses through appropriate land use management techniques.

2.4 Community Facilities

Chapter 2 of this document describes the existing range of community facilities and services provided by the City of Porterville. Table 3-4 summarizes portions of this earlier discussion.

TABLE 3-4

COMMUNITY SERVICES IN CITY OF PORTERVILLE BY SERVICE PROVIDER

Type of Service	Providing Agency
Schools (K-12)	Porterville Public Schools District Porterville High School District Alta Vista Elementary School District Burton Elementary School District Hope Elementary School District
Schools (Community College)	Kern County Community College District
Parks and Recreation	City of Porterville and School Dists.
Zoning, Admin., Planning, Eng., Licenses and Permits	City of Porterville
Police	City of Porterville
Fire Protection	City of Porterville
Street Maintenance	City of Porterville
Domestic Water Service	City of Porterville, Beverly Grand Mutual, Fairway Track, Damsen, and Mullens
Storm Drainage	City of Porterville
Solid Waste Removal	City of Porterville/Sunset Sanitation
Sewer Service/Wastewater Treatment	City of Porterville/Porter Vista Public Utility District
Electricity	Southern California Edison Company
Natural Gas	Southern California Gas Company
Telephone	Pacific Bell

Source: Agency Contacts

As discussed in Chapter 2, new school facilities will be required to accommodate projected growth in the planning area. Financing for such expansion is anticipated to be problematic.

Porterville's past policy of determining needed park land acreage was to apply a national standard of one acre of park per 100 persons; locating parks adjacent to school yards has been encouraged. The total number of acres devoted to parks, and public and quasi-public uses, are listed in Table 5-2 of Chapter Five (Open Space Element), where parks and recreation are further discussed.

In general, Porterville community services are adequate to meet the needs of the projected 2010 planning area population.

3.0 POLICIES

To guide the orderly development of land uses in the community and ensure the establishment and maintenance of compatible land use relationships, the following policies are established:

- 3.1 The distribution and intensity of land uses in the community shall conform to the Land Use and Circulation Plan.
- 3.2 Multiple-family residential development shall be located on arterial and major collector streets, as designated by the Land Use and Circulation Plan, and shall generally be located adjacent to higher intensity uses to provide an orderly transition from such uses to nearby single-family residential development.
- 3.3 To the fullest extent practical, encroachment of higher intensity uses into residential neighborhoods shall be prevented. Such uses are acknowledged to be generally incompatible with low and medium density residential development.
- 3.4 The concept of planned developments shall be encouraged for suitable parcels to ensure accommodation of trends toward increased residential density in the community without disrupting the City's existing predominantly single-family character.
- 3.5 Urban growth shall be encouraged in the northerly portion of the community, with emphasis placed on the northeast.
- 3.6 The consumption of prime agricultural land for urban development shall be discouraged. Agricultural land shall not be redesignated for urban use until 75 percent of available urban land has been developed.
- 3.7 No parcel designated or zoned for agricultural use shall be subdivided into any unit smaller than 20 acres.
- 3.8 Neighborhood commercial development should be encouraged, but only as necessary to conveniently serve sections of the community that do not have ready access to other suitable commercial facilities. Neighborhood commercial uses shall be confined to grocery, sundry and related

convenience outlets. Such uses shall be located at intersections of arterials, or arterials and collectors. They shall not be located such that traffic movement is hindered or that light, traffic or noise adversely impact surrounding land uses.

- 3.9 Existing commercial uses located in and around the community's central district shall be encouraged and preserved. Potentially adverse impacts from this type of use throughout the community shall be minimized through rigorous regulation of the location of such uses and through application of appropriate development standards.
- 3.10 The City shall support efforts to build a unique ambience in the downtown, promote its business opportunities, and strengthen its economic viability.
- 3.11 Strip commercial development along other major streets shall be discouraged.
- 3.12 The City shall encourage and promote industrial development in appropriate areas of the community to strengthen the local economic base.
- 3.13 Visual and aesthetic qualities of the community shall be maintained and enhanced through the application of standards for landscaping, setbacks, signs, fencing and other characteristics of development.
- 3.14 Irreplaceable natural resources shall be preserved from encroachment by urban development. Hillsides and slopes in the planning area shall not be developed above the 1,200 foot elevation line.
- 3.15 To ensure the most cost-effective provision of public services and to maintain appropriate land use relationships through local planning programs, the City shall pursue annexation of developed fringe areas.
- 3.16 The land use and development patterns for the Porterville Municipal Airport shall be designated by a master plan for this facility.
- 3.17 All specified hazardous waste facilities shall be consistent with the location criteria as listed within Section 7.2 and 7.3 of the Tulare County Hazardous Waste Management Plan and all adopted General Plan elements of the City of Porterville.
- 3.18 The location of all hazardous waste facilities shall be consistent with the procedures, standards and conditions of the City of Porterville's Zoning Ordinance.

3.19 Analysis of alternative sites shall be required for specified hazardous waste facilities where local property values, agricultural production or future anticipated urban development may be negatively effected.

3.20 Small volume off-site hazardous waste facilities, consisting of transfer, treatment, storage and recycling facilities may be located in accordance with the City of Porterville Zoning Ordinance, if sufficient separation between residential areas is demonstrated and adequate environmental safeguards are incorporated as conditions of approval.

3.21 Specified hazardous waste residual repositories and on-site facilities utilizing incineration methods are prohibited unless the project site is designated as a "Hazardous Waste Facility" on the land use map of the City of Porterville General Plan, and it is demonstrated that the facility will produce insignificant levels of emissions without any offsets.

The Porterville Land Use and Circulation Element plan map attached to this document (back cover flap) is also adopted and reflects General Plan policy for the community. It should be noted that this map is not intended to conform precisely with specific individual parcels of property and should not be interpreted as a zoning plan. Rather, the General Plan map is intended to prescribe the relationship among various land uses locally, with the City zoning map reflecting property-specific application of these relationships and attendant development standards.

To facilitate use and interpretation of the plan map, the following land use categories are prescribed:

Rural Density Residential: This density allows zero to two residential units per acre and is intended principally to allow large-lot development around the periphery of the community and as a transition between agricultural/open areas and more intensive

urban uses. Rural Density Residential development may incorporate on-site domestic water and on-site wastewater disposal systems if the extension of community water and sewer are deemed economically infeasible. This land use category is not intended to support a uniform density of two units per acre. Rather, it will accommodate this intensity of large-lot residential uses in appropriate areas (incorporated within this designation are rural residential nodes providing for the concentration of rural residential uses in largely agricultural areas).

Low Density Residential: This density allows two to seven residential units per acre and is intended to provide generally for the development of single-family housing, of mobile home subdivisions, and of planned residential developments incorporating a variety of housing types that conform to the density standards of this classification. Full community level services (i.e. domestic water, sewer, fire protection, etc.) will be available to low density residential use, or any more intensive residential classification.

Medium Density Residential: This density allows seven to fifteen units per acre. It is intended to provide multiple-family housing in a variety of forms, and to encourage the development of affordable housing in the community by providing for a higher net yield of units per acre. Medium Density Residential uses, and more intensive development, should generally be located on arterial and collector streets to ensure adequate transportation access for this level of development.

High Density Residential: This density allows fifteen to forty-three units per acre. It is intended to enable residential development of parcels and sites that cannot reasonably or economically be developed to other more appropriate uses because of location, configuration, relationship to adjacent uses, or other unique conditions. The development of these sites to high density residential use must not be disruptive of surrounding uses, and must be accommodated by available infrastructure and services. The High Density Residential designation is also intended to provide incentive for the redevelopment of certain existing dilapidated buildings and parcels, and the infill of vacant parcels. Thus, it expands the overall housing opportunities in the community by allowing a higher net yield of units per acre of development with consequent higher economic returns.

Neighborhood Commercial: The principal intent of this use is to provide for commercial development that will conveniently serve residential neighborhoods within a half-mile radius. Neighborhood commercial developments include convenience goods outlets (i.e. markets, household supply stores, drug stores, service shops, gasoline stations, and limited professional office uses), and should be situated at intersections of arterials or, alternatively, arterials and collector streets, to ensure minimal disruption of traffic flow conditions. A distinction is made between Neighborhood Commercial uses and General Commercial uses; the former is not intended to accommodate "shopper goods"

outlets - i.e. furniture stores, department stores, etc. - characteristic of the latter, nor is the Neighborhood Commercial designation intended to provide for heavier "service commercial" uses or extensive professional office development. Sites for neighborhood commercial development shall be limited to a total of five (5) acres in size at a single intersection of two arterial streets (i.e., no more than five (5) acres consisting of all four (4) corner properties in the aggregate may be zoned C-1 at a neighborhood commercial designated street intersection consisting of two arterial streets). Sites for Neighborhood Commercial development shall be limited to a total of three (3) acres in size at a single intersection of one arterial and one collector street (i.e., no more than three (3) acres consisting of all four (4) corner properties in the aggregate may be zoned C-1 at a Neighborhood Commercial designated street intersection consisting of one arterial and one collector street).

General Commercial: This land use designation is intended to provide for a variety of commercial activities and development, including the community's central business district, regional and subregional shopping centers, public and quasi-public centers, financial institutions, and some professional services and offices. Primarily, general commercial is oriented to retail comparison shopping, and allows supporting public, financial, and professional uses. Care should be exercised to avoid dead space uses that tend to break up the pattern of pedestrian shopping from one store to another, and uses that require permanent outside storage areas.

General Commercial uses should be concentrated and located along major arterial and collector streets to adequately accommodate the volumes of traffic typically generated by such uses without disruption to the community and residential environment.

Heavy Commercial: This land use designation is intended to accommodate service intensive retail and wholesale uses and supporting facilities such as auto and welding shops, automobile dealerships, repair facilities, lumber yard and building material sales, warehouses, storage yards, etc. Because of the intensity of the uses typically prevalent in this land use category, and the occurrence of outside storage areas, some separation or buffering from residential and other sensitive land use categories is desirable. Heavy Commercial uses should be accessible from major arterial and collector streets. Both on-site and off-site circulation patterns should take into account loading, unloading and maneuverability requirements for vehicles delivering bulk goods and materials.

Highway Commercial: This land use designation is intended to be established along highways, and at expressway and freeway interchanges, to provide services primarily benefiting tourists, visitors, transportation interests, and the traveling public. Uses encouraged by this land use category include hotels, motels, resorts and R.V. parks; sales and service dealerships for R.V.'s, boats, automobiles, trucks, mobile homes and farming equipment; truck stops, truck terminals and accessory supporting uses and facilities; super service stations; restaurants; building materials

and supply stores; and commercial recreation uses. Tourist and highway commercial uses generally require and depend on exposure, accessibility, and the availability of sufficient acreage to accommodate large lot development.

Professional and Office: This land use designation is intended to provide for the development of areas largely or exclusively dedicated to office and professional activities. Office development should be confined to arterial or collector streets, and the facility provided with adequate off-street parking and landscaping. In some instances, both higher density residential and office uses can be compatibly accommodated, and therefore, limited residential development could be included within this designation.

Industrial: This land use designation is provided to accommodate the development and operation of a variety of manufacturing, assembly, processing and packaging uses. Industry should be located away from residential areas and near transportation facilities. Industrial uses (which create excessive smoke, dust, noise, light and vibration) should be buffered from other nearby uses. The designation of industrial areas should also account for the existing or potential availability of adequate utilities and other infrastructure to serve prospective uses.

Public and Quasi-Public: This land use designation is provided to accommodate non-recreational government, schools and other public facilities, such as cemeteries, drainage basins and hospitals.

Recreation and Open Space/Future Recreation and Open Space:

This land use designation is intended for parks, landscaped and scenic areas, and permanent open space, (i.e., the Tule River flood zone, park lands, and land above the 1,200 foot elevation contour line on hillsides located in the planning area). Included within this category are limited, recreation oriented commercial uses. Areas having potential for future permanent Recreation and Open Space designation are shown on the General Plan Land Use map.

Agriculture: This land use designation is applied within the planning area to sustain agricultural utilization of properties upon which urban development in the foreseeable future would be inappropriate, premature or disruptive of adjacent viable agricultural lands. This land use category should be limited to portions of the planning area located on its periphery and not already encompassed by urban uses.

Hazardous Waste Facility: This Land Use designation is intended to accommodate the locating of off-site hazardous waste residual repositories serving more than one producer of hazardous waste or on/off-site facilities utilizing incineration methods.

4.0 PROGRAMS

The following programs are included in this plan as some of the potential means by which the City can specifically implement the policies prescribed in this Element and achieve the City's land use planning goals.

- 4.1 Evaluate annually (and update if necessary) the Land Use Element, addressing both policies and the plan map to ensure the continued validity of the plan as an

appropriate reflection of City goals, policies, and programs for community development.

- 4.2 Amend and update the zone plan of the City as necessary to conform to the policies and land use relationships established by the Land Use Element.
- 4.3 Implement the recommendations of the City's commercial land use study through appropriate modifications of the general plan, zone plan, and zoning ordinances.
- 4.4 Pursue redevelopment projects, as provided by State law, to improve areas of the community that are substandard, blighted, or have the potential for blight.
- 4.5 Vigorously pursue annexation of unincorporated areas contiguous to the City which can be provided more cost-effective essential public services by the City.

LUE(1): C3LUE.(1)

CHAPTER 4:

-OPEN SPACE ELEMENT-

CHAPTER 4: OPEN SPACE ELEMENT

The purpose of the Open Space Element of the General Plan is to identify those areas located within the City's urban area boundary that merit recognition or preservation because of their location, use, and/or natural, topographic or aesthetic features. The Element provides a number of policies and programs intended to achieve these ends. They have four primary purposes: preservation and promotion of natural resources, continued availability of recreational facilities, enhancement of the overall scenic quality, and the consideration of public safety. The Open Space Element must also be coordinated with the goals and policies of the Land Use, Safety, and Conservation Elements of the General Plan.

Open space is defined as any parcel of land or body of water that is essentially unimproved and undeveloped, with the exception of designated historical properties. Below are examples of Open Space:

- * Areas for the preservation of natural resources, plant species, or fish and wildlife habitats
- * Areas necessary for management of mineral and agricultural resources
- * Areas for recreation
- * Areas for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions (such as unstable soil areas, flood plains, and areas presenting high fire risks)
- * Areas of significant scenic, archeological, historical, or cultural value

- * Areas that provide access to rivers and other water courses, natural habitats, or open space reservations

1.0 GOALS

The following goals are established for the preservation and protection of open space lands in the City of Porterville:

- 1.1 Natural resources conserved and preserved.
- 1.2 Balanced mix of open space uses and development throughout the urban area for the enhancement of visual resources, recreation opportunities, avoidance of hazards, and conservation of natural resources.
- 1.3 Floodways as undeveloped open space for the avoidance of flood hazards, provision of recreation opportunities, preservation of aesthetic and environmental quality, and preservation of biotic resources along water corridors.
- 1.4 Significant historical and archeological sites in the City conserved and preserved.
- 1.5 Open space to adequately protect the public from fires, landslides, and other hazards.

2.0 CONDITIONS AND TRENDS

2.1 Existing Open Spaces

Porterville has an estimated 7,800 acres of designated recreation and open space lands within the Urban Area Boundary. It includes seven City parks and a nine hole golf course. Other open space resources include the following:

- * Tule River Flood Zone
- * Storm Water Basins
- * Hilltop land above the 1,200 foot elevation
- * Five private or quasi-public recreation sites
- * Land designated by the General Plan for agriculture
- * Public and parochial school sites
- * Historical and archeological sites
- * Three cemetery sites
- * Yaudanchi Ecological Reserve
- * Porterville Developmental Center
- * Municipal Airport Clear Zones
- * City sewage treatment plant site

Lands above the 1,200 foot contour line are designated as permanent open space for preservation of natural resources, preservation of public health and safety, preservation of scenic resources, and various other reasons.

Storm water retention or detention basins, established or to be established as part of the City Storm Drain Master Plan, are located throughout the urban periphery in the north and northeasterly sectors of the urban area. In addition, three City parks (Hayes Field, Zalud Park, and Olivewood Park) also serve as retention basins during the rainy season. These areas provide a number of important open space functions including preservation of natural habitats, provision of recreation opportunities, protection of public health and safety, and the recharge of groundwater aquifers which the City depends on for its only supply of potable water.

Agricultural lands, designated by the Land Use Element, constitute a significant part of the total open space land within the planning area (about 5,896 acres). Not only do they provide valuable resources for food production, they also provide wildlife habitats and contribute to the scenic, rural character of Porterville's periphery.

A number of school sites, public and parochial, are located throughout the urban area. Seventeen (17) of these schools are large properties that provide a number of active and passive recreation opportunities. These facilities supplement City park and recreation services through a cooperative working relationship between the City, Porterville School District, Burton School District, and Porterville College.

Several structures and neighborhoods of historical significance within the City limits were identified by the Historical Resources Survey conducted by the City of Porterville in 1986. Properties with exceptional attributes, such as qualifying for nomination to the National Register of Historic Places, are included in the open space lands inventory listed in Table 4-1. They are shown independently from the neighborhood district areas on the Open Space and Conservation Element Map appended to this document (back cover flap). A vacant site, located at the southerly end of Murry Hill, shows evidence of Native American occupancy and is designated as open space for its archeological importance.

TABLE 4-1
DESIGNATED OPEN SPACE LANDS

Classification/Location	Approx. Acreage	Preservation of Natural Resources	Managed Production of Resources	Recreation	Public Health and Safety	Preservation of Scenic/Archeological or Historic Resources	Provision of Access to Water Courses/Natural Habitats or Reservations
Hilltop Lands Above the 1,200 Foot Elevation Level/ Northeast Sector of Planning Area	40	X			X	X	
Storm Water Detention or Retention Basins/Throughout Planning Area	243	X		X	X		
Public, Quasi-Public or Private Recreation/Through- out Planning Area (See Table 2)	206	X		X	X	X	X
Future Park Sites	201	X		X	X	X	X
Floodway/Bisecting Planning Area East to West	380	X	X	X	X	X	X
Agricultural/Northerly and Southerly Sectors of Planning Area	5,896	X	X			X	
Public or Private School Sites/ Throughout Planning Area	365			X			
Historical or Archeological Sites/See Table 2 and Open Space and Conservation Map Appended to this Element	3			X		X	
Cemetery Lands/See Open Space and Conservation Map Appended to this Element	82	X					
Yaudanchi Ecological Reserve/ Southeast Sector of Planning Area	156	X		X			X
Porterville State Developmental Center Lands/Southeast Sector of Planning Area	481	X		X*			
Groundwater Recharge Site/ Southeast Corner of State Highway 190 and Plano Street	47	X	X		X		
Airport Clear Zones	18				X		
City Sewage Treatment Plant	65				X		
TOTAL:	8,158						

* Developed and Passive Recreation Opportunities for Residents of Developmental Center

(LUE(1):

TABLE 4-2

CITY OF PORTERVILLE PARK LAND AND FACILITIES INVENTORY

Park Land:

No. Designation on Figure 4-1	Park Land	Improved Acres	Unimproved Acres	Total
1	Hayes Field	7.50	0.00	7.50
2	Murry Park	21.11	14.95	36.06
3	Golf Course (Adjacent to Murry Park)	38.00	0.00	38.00
4	Noon Lions Park	.25	0.00	.25
5	North Park	.25	0.00	.25
6	Olivewood Park	.25	0.00	.25
7	Veterans Park	26.00	0.00	26.00
8	Zalud Park	15.00	0.00	15.00

Other Facilities:

No. Designation on Figure 4-1	Facility	Improved Acres/Sq Ft	Unimproved Acres	Total
9	Community Center	29,110 sq ft	0.0	29,110 sq ft
10	Fairground and Muni. Ball Park	10 acres	0.0	10 acres
11	Horse Arena	.25 acres	0.0	.25 acres
12	Library	17,784 sq ft	0.0	17,784 sq ft
13	Swimming Pool Complex	9,850 sq ft	0.0	9,850 sq ft
14	Airport OHV Park (Quasi-Public)	55 acres	0.0	55 acres
15	Zalud House & Garden	11,092 sq ft	0.0	11,092 sq ft
TOTAL:				188.56

PRIVATELY OWNED RECREATION FACILITIES
WITHIN THE PORTERVILLE URBAN AREA BOUNDARY

No. Designation on Figure 4-1	Park Land	Improved Acres	Unimproved Acres	Total
16	Porterville Racquet Club	1.00	0.0	5.65
17	Batworld (Batting Cage)	0.50	0.0	0.50
18	Skateway Miniature Golf Course	1.00	0.0	1.00
19	Rocky Hill Raceway	10.00	0.0	10.00
TOTAL:				17.15

LUE(1): C4T2

FIGURE 4-1 PARKLANDS AND FACILITIES PUBLIC, QUASI-PUBLIC & PRIVATE

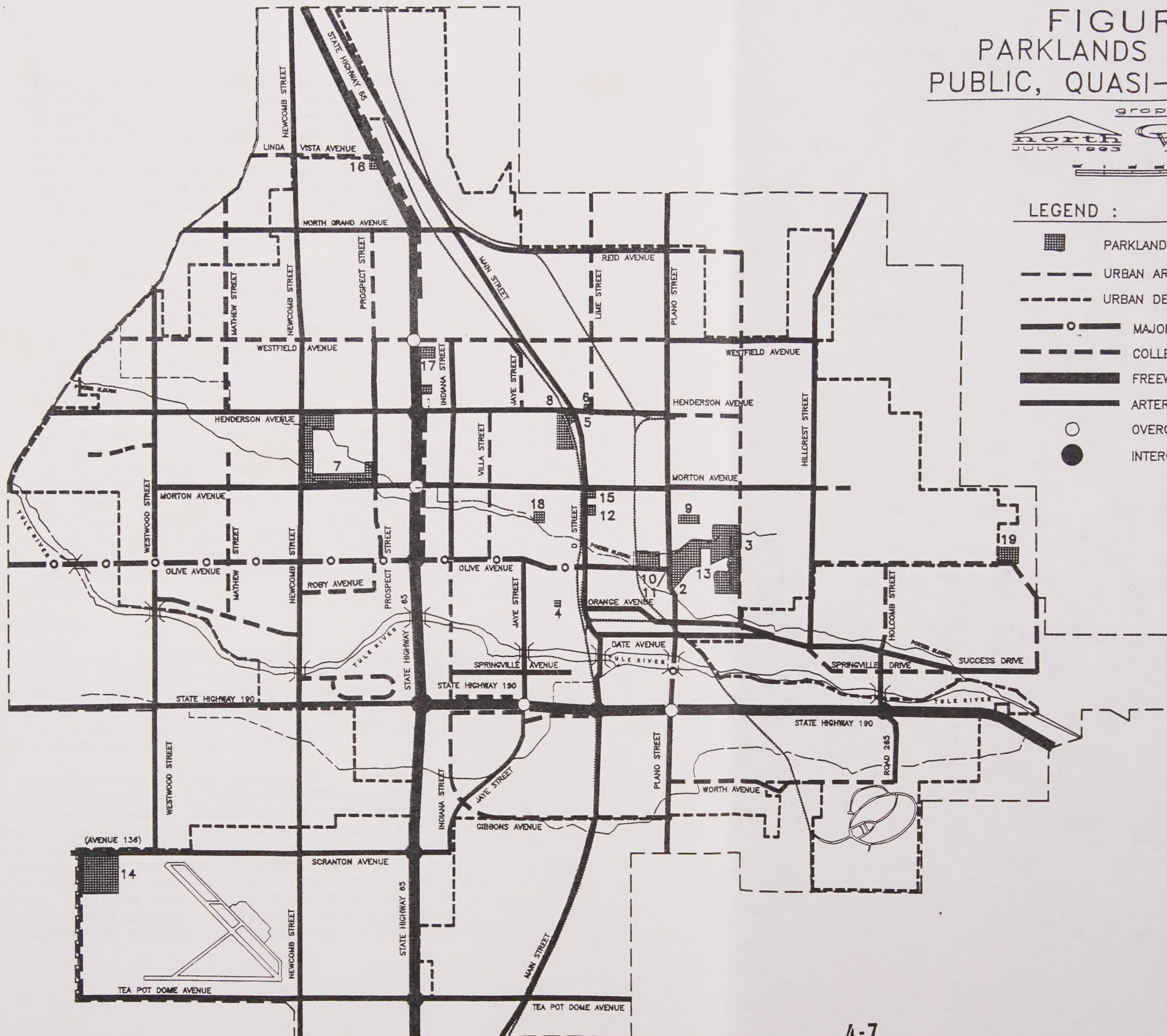
graphics by :
CHARLES W. ROBERTS
Consulting Civil Engineer, Inc.
Porterville, Ca. 93257

north
JULY 1993



LEGEND :

- PARKLAND AND FACILITY AREAS
- URBAN AREA BOUNDARY
- URBAN DEVELOPMENT BOUNDARY
- MAJOR ARTERIAL
- COLLECTOR
- FREEWAY
- ARTERIAL
- OVERCROSSING
- INTERCHANGE



Three cemetery sites within the Urban Area Boundary are considered permanent open space. Their particular use gives them a relative guarantee that they will remain undeveloped open space. Although these lands do not presently serve any significant open space purpose, due to their location on the periphery of the urbanized area, as future development surrounds them, these sites will preserve attractive scenic vistas for passing traffic and act as buffers or transitional zones between different land use patterns or contrasting densities.

The Yaudanchi Ecological Reserve and State Developmental Center (formerly Porterville State Hospital) are located in the periphery of the urbanized sector to the southeast. They are adjacent to land that is designated for future development. Although these two sites are not currently noteworthy as open space areas, like the cemetery sites, they will increase in importance as development occurs.

The Municipal Airport Clear Zones and the City sewage treatment plant are included in the Urban Area Open Space Lands Inventory to ensure their continued existence for preservation of the community's health, safety, and welfare. The groundwater recharge site is located at the southeast corner of State Highway 190 and Plano Street. Like the storm water retention and detention basins, it is particularly important for recharging the groundwater aquifer supply, Porterville's only source of potable water.

2.2 Recreation

A variety of leisure services classes and activities are scheduled and conducted on a year-round schedule at public recreation facilities listed in Table 4-2. Also, a number of youth athletic leagues, organized and administered by citizens of the community, use the City park and school district facilities for their activities.

In addition to the City parks and other facilities, residents within Porterville's Urban Area Boundary have access to about 340 acres of public recreational open space that are not under the direct control of the City. These areas include the lands and facilities at Porterville Junior College (two softball diamonds, one baseball diamond, open play fields, a quarter mile track and football stadium, gymnasium, and a swimming pool), Monache and Porterville High Schools (play fields, softball and baseball diamonds, open play fields, gymnasiums and swimming pools), and the play fields and facilities of

several elementary and junior high schools within the Burton and Porterville School Districts.

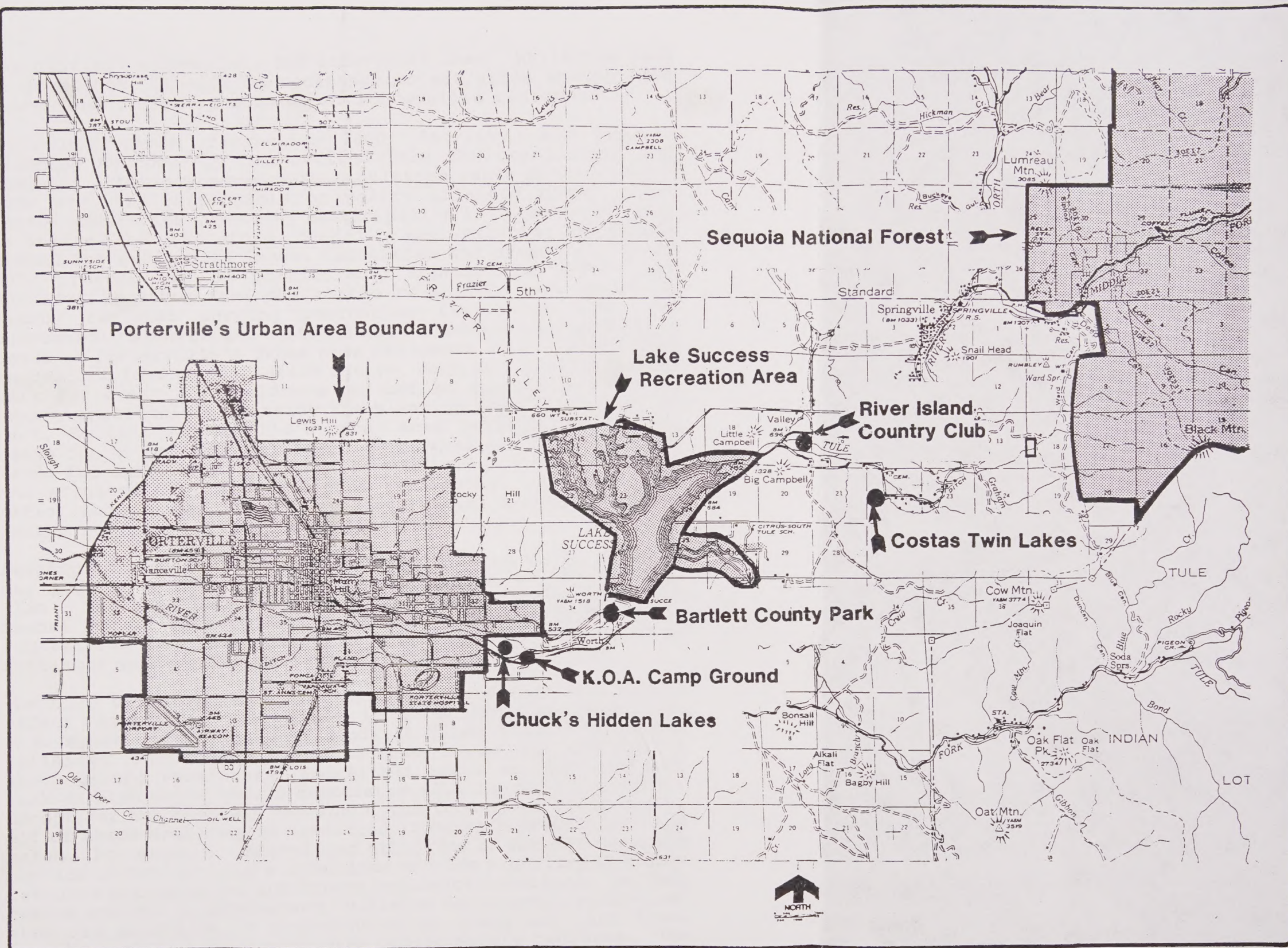
Porterville residents are also fortunate to have a number of regional facilities, both public and private, within a few minutes drive of the City. In addition, a variety of outdoor recreation opportunities are available in the Sequoia National Park which is within a one hour drive. Nearby facilities are shown in Figure 4-2 and include the following:

- * Chuck's Hidden Lakes Camping and Fishing Park, a privately owned facility located along the Tule River just east of the Urban Area Boundary
- * Costas' Twin Lakes Camping and Fishing Park, a privately owned 38 acre facility just south of State Highway 190 about 10 miles east of Porterville
- * KOA Campground, a privately owned 37.5 acre campground, on State Highway 190 contiguous with the easterly Urban Area Boundary line
- * River Island Country Club, located about 8 miles east of Porterville, has an 18-hole golf course and tennis courts (facility use is limited to River Island community residents and their guests)
- * Bartlett Park, 110 acre regional park maintained by Tulare County, located east of the Urban Area Boundary on Success Drive
- * Success Dam and Lake, a 4,600 acre fully developed regional facility operated by the U.S. Army Corp of Engineers, offers a full range of water and land based recreation opportunities

2.3 Needs

The City of Porterville needs to preserve open space for recreation, visual aesthetics, and public safety; for the protection of cultural, archeological, biological, and mineral resources; and for the management of resources, and access to natural areas. As Porterville continues its transition from a rural-agricultural community to an urban community, open space will continue to play these vital roles. Thus, it needs to be integrated into the overall growth and design strategy for the City.

Several thousand acres of undeveloped land exists within the Urban Area Boundary. Although some of this land will become permanent open space, the balance will be developed for



SOURCE: CITY OF PORTERVILLE, 1986

TITLE

"REGIONAL SERVING AREAS AND
RECREATION FACILITIES"

FIGURE

4-2

residential, commercial, and industrial uses. While the land is developed, it will be necessary to set aside enough open space land to meet the needs of Porterville residents.

In recent years, recreation land, facility, and program planning methodology has shifted from the traditional and somewhat arbitrary acreage-to-population ratio method toward more socially responsible or policy oriented plans. The latter emphasizes community participation in determining what is desired and, therefore, needed to meet existing and future demand for recreation lands, facilities and programs. Using this process may be particularly appropriate within the Porterville urban area due to the relatively vast array of nearby regional serving recreation facilities that are undoubtedly significant contributors in meeting the recreation needs of Porterville's urban area residents (i.e. traditional recreation land to population ratios, such as 1 acre of public park for every 100 residents may not be appropriate due to nearby opportunities outside the planning area). It may, in fact, be that Porterville's urban area resident recreation needs can be met with far fewer City owned and operated park lands and facilities than would be required in a similar sized and situated city with a higher residential unit per acre ratio (about three per acre in Porterville) and few, if any, nearby regional serving facilities.

Keeping this socially responsible approach in mind, the City has adopted a Parks and Recreation Element of the General Plan. The plan identifies community goals, objectives, and needs; establishes priorities and time lines for facility acquisition and development; and provides an inventory of available parcels for parks and recreation facilities.

The City of Porterville contains some land that has public safety constraints. Therefore, it is desirable to leave it as open space. This includes lands in flood plains, on steep hillsides, on unstable soils, in areas lower than and near to above ground reservoirs, and within areas of high accident risk or high noise levels associated with the public airport. Except for the floodway portion of the Tule River flood plain, all of these areas may be developed if certain precautions are taken. For example, undeveloped hillsides in the northeastern section of Porterville's urban area provide significant scenic resource preservation and hazard avoidance functions. As they become subject to development, hillside development strategies that are sensitive to preservation of views and land forms must be used in conjunction with public safety concerns. The Tule River corridor should continue to provide a significant central open space spine maintaining its visual integrity and preserving natural resources.

Relatively large vacant parcels of land located in the northwest, northeast, and southeast sectors of the Porterville Urban Area Boundary are designated for residential development by the Land Use Element of the General Plan, and will ultimately be subject to development pressure. They presently account for a significant amount of Porterville's open space resource. For that reason, future site design should achieve an adequate balance of development with open space allocation for resource protection, parks and maintenance of aesthetic integrity.

The vast majority of Porterville's currently designated open space land is distributed evenly throughout the urban area. Most of the vacant land that is yet to be developed lies in the northern third of the urban area. Therefore, the population center of Porterville is expected to shift northward over the next 20 to 30 years. As this occurs, the importance of retaining views of the northern and eastern foothill slopes will become increasingly important. The same will be true of the need for close to home recreation facilities to accommodate the northern City residents who will be farthest away from existing City and regional parks.

3.0 POLICIES

To ensure the preservation and protection of open space lands in the community and to ensure the establishment and maintenance of compatible land use relationships, the following policies are established:

- 3.1 Different kinds of open space have different functions. Wherever possible, the City of Porterville shall include in its open space plan, lands that can be used for at least two of the six major open space functions: preservation of natural resources, managed production of resources, recreation, protection of public health and safety, preservation of significant archeological or cultural sites, and provision of access to water courses and natural habitats.
- 3.2 Major alternation of designated open space lands shall not be undertaken without full discussion and understanding of the probable end result and alternative consequences.
- 3.3 The City shall preserve open space lands to minimize damage to people and property resulting from potential hazards. Such hazards include, but are not limited to,

quaking, slope collapse, liquefaction, fire, earth sliding, flooding, erosion and siltation, soil compression, lateral spreading, and subsidence.

- 3.4 Scenic areas shall be protected from deterioration or destruction by either private or public actions.
- 3.5 Open space lands shall be provided for a variety of outdoor recreation opportunities through improvements to parks, construction of facilities, and sponsoring of programs that stimulate active resident participation.
- 3.6 The City shall encourage landscaping and plazas in public and private lands and well designed pedestrian facilities in areas of intensive pedestrian activity, particularly in the City's business districts and neighborhood centers.
- 3.7 The City shall encourage and support regional and subregional efforts to acquire, develop, maintain, or operate open space lands and facilities (e.g., the establishment of scenic corridors, the application of flood plain zoning, etc.).
- 3.8 The City shall seek Federal and State programs and grants assistance wherever possible in all matters concerned with open space.
- 3.9 Lands adjacent to the Tule River and Porterville Slough shall be used for paths and trails, to serve as links in City-wide and subregional open space systems, where such development will not adversely impact the natural riparian habitats.
- 3.10 The City shall require maximum open space in all community land developments consistent with the needs of residents and economic feasibility.

4.0 PROGRAMS

The following programs are included in this plan as some of the potential means by which the City can specifically implement the policies prescribed in this element and achieve the City's open space preservation goals.

- 4.1 Depending on the feasibility, adoption of a park lands dedication ordinance requiring dedication of park lands

or the payment of in-lieu-fees for all new residential subdivisions.

- 4.2 Implementing provisions of the Zoning Ordinance to ensure that residential lot and planned development open space standards are met or exceeded for all new residential development projects.
- 4.3 When desirable, feasible and appropriate, require open space easements pursuant to provisions of the Subdivision Map Act for new development projects.
- 4.4 Application of the appropriate overlay zone (F-1 or F-2) to those parcels subject to flood plain overlay zoning (established by the Zoning Ordinance).
- 4.5 For subdivisions fronting upon a public waterway, require dedication of a public easement along a portion of the bank, as required by the Subdivision Map Act, when approving tentative or final maps.
- 4.6 Use of the Environmental Review process to ensure the preservation of significant natural resources and features, to regulate development, and to place conditions on development within areas susceptible to natural hazards.
- 4.7 Use of the Environmental Review process to ensure the preservation of significant historical resources or archaeological sites.
- 4.8 Development of a public park land acquisition and development program consistent with the goals and policies established by the Parks and Recreation Element of the General Plan.

LUE(1): C40SE.(1)

CHAPTER 5:

-CONSERVATION ELEMENT-

CHAPTER 5: CONSERVATION ELEMENT

The Conservation Element identifies natural and historical resources within the City's urban planning area, and establishes policies and programs intended to preserve them. Proper conservation and management is encouraged for the continued use, appreciation, and enjoyment of these resources.

There is some overlap between the Conservation Element and the Open Space Element in those categories that concern preservation of natural resources and managed production of resources. It also overlaps the Land Use Element in policies pertaining to agricultural land, natural resources, and aesthetic qualities. The Conservation Element, however, emphasizes conservation of economically productive natural resources.

1.0 GOALS

The following goals are established for the conservation and protection of Porterville's natural and historical resources:

- 1.1 Water corridors and other areas of unique topography or environmental significance conserved and preserved.
- 1.2 Minimal risk from flood hazards.
- 1.3 Adequate water supplies for residential development, commercial development, and agriculture.
- 1.4 Minimal loss or irreplaceable soil due to erosion.
- 1.5 Significant biological resources conserved and preserved.
- 1.6 Significant cultural and archaeological resources conserved and preserved.
- 1.7 Clean air free of pollution.

- 1.8 Mining and quarrying operations within the City's Urban Area Boundary operated safely and efficiently, with minimal environmental degradation.

2.0 CONDITIONS AND TRENDS

2.1 Water Resources

Surface Hydrology: Two natural surface waterways cross the planning area: the Tule River and Porter Slough (which branches off from the river in the eastern section of the planning area). Severe flood hazard from these two waterways has largely been eliminated by the construction of Success Dam. Completed in 1961, it is located a few miles east of the planning area. Some lands, however, are still susceptible to flooding. Areas in the Tule River Flood Plain experience seasonal flood water inundation from the river; the north and east portion of the planning area experiences watershed runoff from sparsely covered hills in the northeast sector. These areas are illustrated in Figure 2-4. The City of Porterville completed construction of two flood control basins in the northeast sector of the planning area in 1984 to reduce flooding potential created by hillside runoff. These basins are shown within the Open Space and Conservation Element map appended to this document.

Surface water is also channeled throughout the planning area in open and piped irrigation ditches which are operated and maintained by private water companies and associations. Because flow rates within these manmade channels are largely controllable with the water dispersed over agricultural lands, they do not pose a flood hazard. The channels are, however, valuable resources to agricultural interests within the planning area.

Groundwater Hydrology: The Porterville area is underlain by an unconfined aquifer which is a part of the Tule Sub-Basin of the San Joaquin Valley Watershed. According to the Department of Water Resources, the Tule Sub-Basin has been experiencing an overdraft of approximately 163,000 acre-feet per year since 1975. The source for recharge of the Tule Sub-Basin is the Tule River, which has a mean annual runoff of 136,000 acre-feet.

In comparison to the State Water Quality Control Board's quality standards shown in Table 6-1, the water is of good quality. However, some wells in east Porterville have produced relatively high levels of nitrates.

TABLE 5-1
Water Quality Standards

Inorganic Substance Contaminant	Maximum Acceptance Levels mg/l	Avg. Levels for Porterville mg/l
Fluoride	1.00	.160
Iron	0.30	.230
Manganese	0.05	.014
Nitrates	45.00	9.400
Sulfate	250.00	123.000
Total Dissolved Solids	500.00	231.000
Conductance (microhms)	900.00	332.000

Source: Title 20, California Administrative Code, "California Domestic Water Quality and Monitoring Regulations"

The conversion of agricultural land to urban uses will not increase the present overdraft condition or significantly increase the concentration of chemical or mineral contaminants in the groundwater. Table 6-2 shows the average water requirements for various urban land uses and agricultural crops common to the Porterville area. The average quantity of water consumed per agricultural acre is estimated by the State Department of Water Resources to be 3.0 acre-feet per acre per year. The weighted average water consumption for Porterville urban uses was calculated to be 1.45 acre-feet per acre per year based on water consumption rates specified in the Water System Study and Master Plan Report. In addition to this consumption differential, the Department of Water Resources estimates that of the water used for agriculture, approximately ten percent achieves deep percolation to replenish the underground water supply. Comparatively, approximately 25 percent of the water consumed for urban uses achieves deep percolation, after treatment at community wastewater reclamation facilities. Average annual per-acre net groundwater extraction was, therefore, 2.7 acre-feet for agricultural uses, and 1.10 acre-feet for urban uses.

FIGURE 5-1 WASTEWATER DISPOSAL OUTFALL LINE IRRIGATION & PERCOLATION SYSTEM

graphics by :
 **CHARLES W. ROBERTS**
 Consulting Civil Engineer, Inc.
 Porterville, Ca. 93267

LEGEND :

- URBAN AREA BOUNDARY
- - - URBAN DEVELOPMENT BOUNDARY
- MAJOR ARTERIAL
- - - COLLECTOR
- FREEWAY
- ARTERIAL
- OVERCROSSING
- INTERCHANGE

EXISTING WASTEWATER
TREATMENT & DISPOSAL
SITE

WASTE-
WATER
EFFLUENT
PIPELINE

EFFLUENT IRRIGATION
OF CROP LANDS

PERCOLATION DISPOSAL
FIELD

TABLE 5-2

Average Unit Water Requirements

Land Use	Water Consumption (acre-feet/year)
Residential	
Minimum Density	0.35
Low Density	1.04
Medium Density	1.91
High Density	2.61
Maximum Density	3.47
Commercial	1.50
Industrial	1.50
Recreation and Open Space	2.60
Public/Quasi-Public	1.50
Agriculture	
Citrus	2.80
Olives	2.50
Cotton	3.90
Pasture	6.30
Truck Crops	2.10

- Sources: 1. City of Porterville, Water System Study and Master Plan Report, 1980, p. 35.
2. U.C. Cooperative Extension "Monthly Water Requirements" September, 1973.

Domestic Water Supply: All domestic water, and some agricultural water, within the Urban Area Boundary is drawn by a system of City, water district and private wells from the groundwater aquifer underlying the planning area. The City of Porterville provides service to most of the area located within the City limits, however, service is also provided by several other water purveyors and private wells throughout the urban planning area. The City Master Plan for Water, incorporated by reference within this General Plan Element, illustrates existing and planned water facilities.

Water Reclamation: In 1987 the City of Porterville completed an effluent outfall line designed to relieve the existing overburden on percolation ponds at the wastewater treatment plant located in the west-central area of the City. A useful conservation measure, it will

provide agricultural irrigation water to 1,100 acres during dry months, and recharges the ground water aquifer through a 46± acre percolation field during the rest of the year. The project is illustrated by Figure 5-1.

2.2 Land Resources

Land Forms: Two distinctive areas of geomorphology exist within the City of Porterville Urban Area Boundary: the Sierra Nevada Mountain Range foothills in the northeast and along the eastern perimeter, and the San Joaquin Valley floor which occupies the majority of the planning area. Land form characteristics are discussed further in the topography section in Chapter 2 of this document and are illustrated by Figure 5-2.

Geology and Seismology: The Porterville area's geologic strata and substrata are composed of consolidated alluvial deposits on the Valley floor portion of the planning area and granitic bedrock deposits in the foothills to the east and north. The Valley floor alluvial deposits are of Quaternary age; the granitic deposits are ultramorphic, plutonic age, predating the Valley floor deposits.

Localized and general faults are located throughout the Coastal Mountain Range 85 miles to the west and the Sierra Nevada range to the east. The intersection of the two mountain ranges near the Ft. Tejon-Lebec area, located at the intersection of the Garlock, White Wolf, and San Andreas faults, is one of the most seismically active areas in the State. Table 5-3 lists the prominent faults and their historic activity.

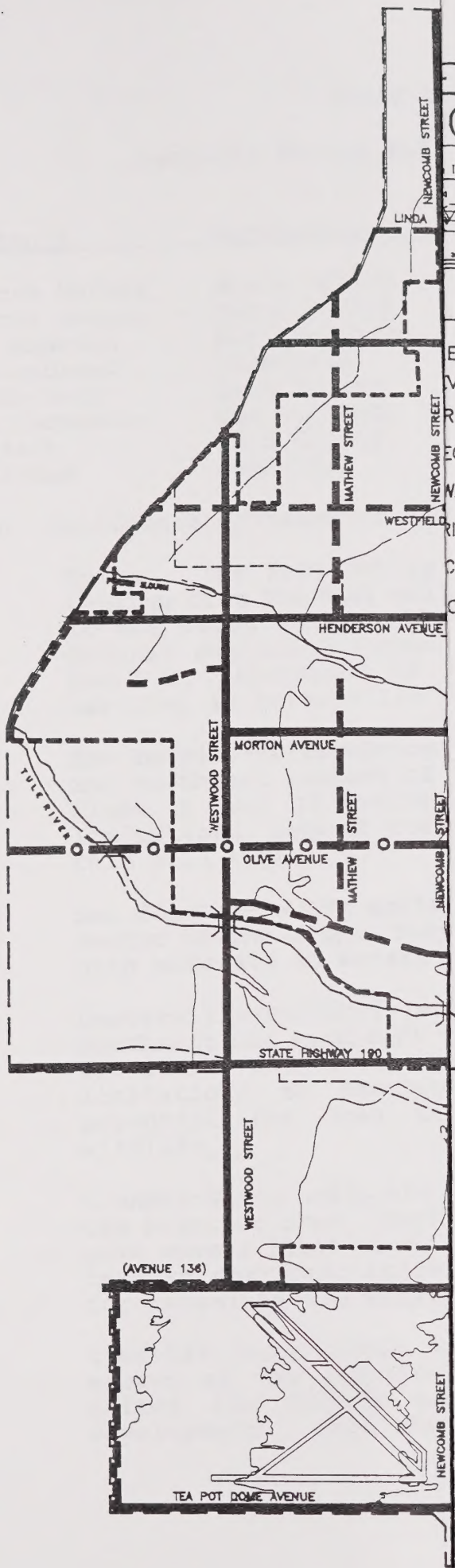
The susceptibility of an area to seismic events is expressed in terms of its Modified Mercalli Rating. This rating accounts for the ability of an area's geological substrata to transmit geologic shock and the strata's relative fragility. The Modified Mercalli Rating for the Porterville area, as determined by the California Division of Mines and Geology, is estimated to be between VII and VIII, indicating potential for some damage to unreinforced masonry structures during the occurrence of a major seismic event.

5-2 TOPOGRAPHY

100 by :

CHARLES W. ROBERTS

Consulting Civil Engineer, Inc.
Porterville, Ca. 93267



EA BOUNDARY
DEVELOPMENT BOUNDARY
ARTERIAL
SECTOR
WAY
RIAL
CROSSING
CHANGE

(AVENUE 136)

TEA POT DOME AVENUE

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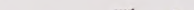
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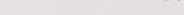
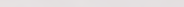
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graphical by :


CHARLES W. ROBERTS
 Consulting Civil Engineer, Inc.
 Porterville, Ca. 93267

 URBAN AREA BOUNDARY
 URBAN DEVELOPMENT BOUNDARY
 MAJOR ARTERIAL
 COLLECTOR
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 OVERCROSSING
 INTERCHANGE

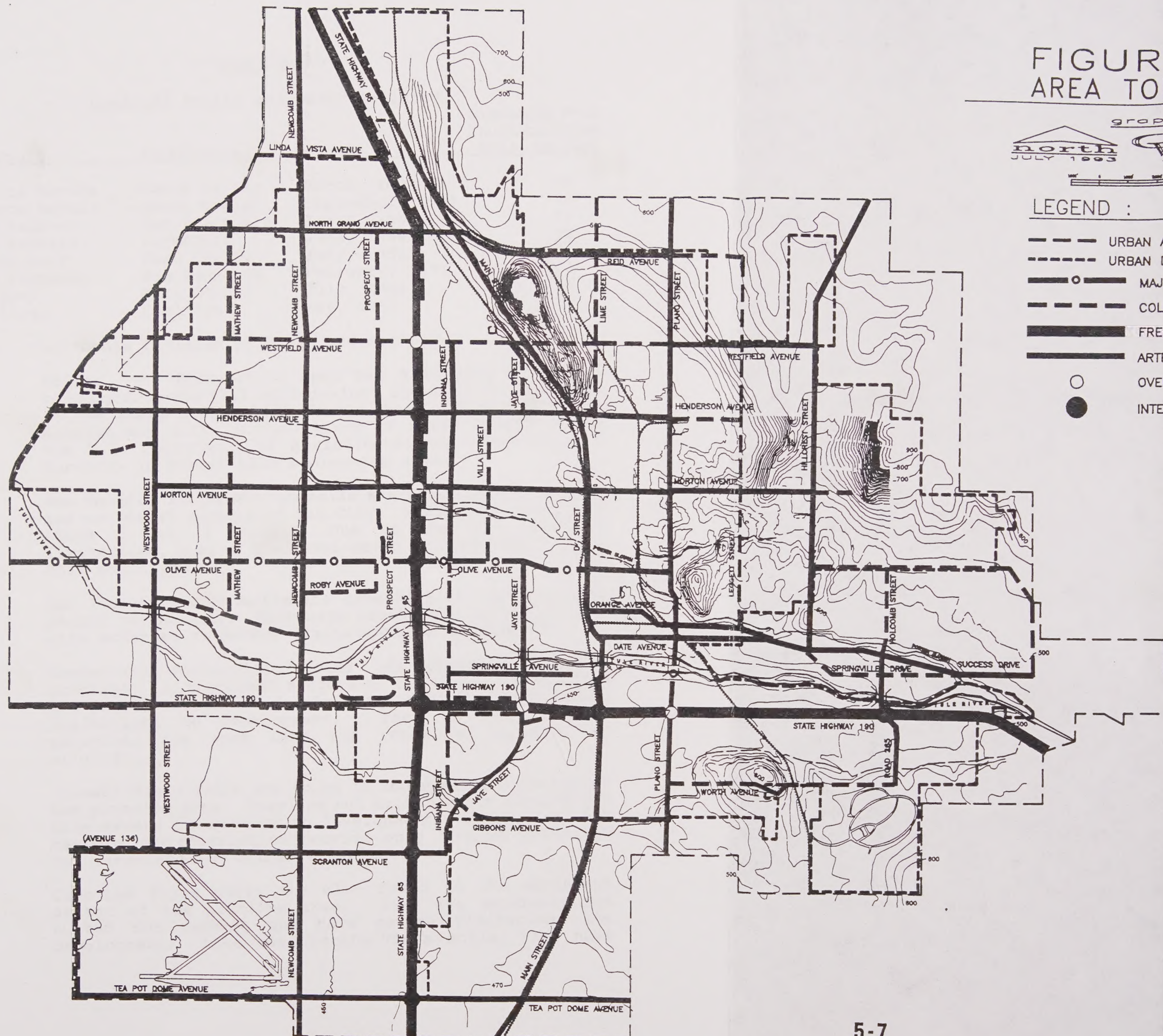


TABLE 5-3

Geologic Faults and Major Activity

Fault	Earthquake	Date	Distance From Fault to Urban Area (Miles)
Sierra Nevada	Owens Valley	March, 1872	59
Sierra Nevada	Owens Valley	September, 1941	59
San Andreas	San Francisco	April, 1906	70
San Andreas	Parkfield	June, 1966	70
White Wolf	Kern County	July, 1952	60
San Fernando	San Fernando	February, 1971	103
Garlock	Kern County	July, 1952	80
Coalinga	Coalinga	May, 1983	75

Source: California Division of Mines and Geology

Soils: The Porterville area has a variety of soils, ranging from the flat well-drained loams in the west side to the steep rocky soils in the east. There are five General Map units (associations of soils identified by the U.S. Department of Agricultural Soil Conservation Service) in Porterville's planning area.

San Emigdio-Yettem-Honcut soils are found in the central and northwest sectors of the City. These are capability Class I and II soils. Due to its low level of limitations, most of the development in Porterville is on this soil type.

San Joaquin-Exeter soils are generally in the southwest sector of the City. They have capability rating of III, with moderate to severe limitations to development.

Centerville-Porterville soils are generally in the northeast and southeast sectors of the City. These soils are poorly suited for farming and have generally severe limitations to development. They do have a fair potential for open land and rangeland habitat for wildlife.

Cieneba-Vista soils are found in the northeast sector of the planning area. They are not suitable for farming and have severe limitations to development. Their slope and texture characteristics provide only limited potential for rangeland and wildlife habitat.

Cibo-Las Pojas soils are also found in the northeast sector of the planning area. They are generally not suited for farming and have severe limitations for development. Like the Cieneba-Vista soils, they have

only a limited potential for rangeland and wildlife habitat.

Figure 2-3 in Chapter 2 shows the locations of the General Map units in the planning area. Table 5-4 lists the major and minor soils found in the planning area by General Map unit, along with each soil's capability and level of development limitations.

Because the soil types within the Porterville urban area are predominantly Class III and above, future urbanization will not (in most cases) result in the loss of prime agricultural soil, generally considered to be Class I and II soils. Therefore, future proposals to convert agricultural lands to more urban uses should not be considered as a particularly significant adverse impact on the regional and statewide agricultural land bank, provided other City policies relative to such conversions are adhered to.

TABLE 5-4

SOIL CHARACTERISTICS BY SOIL TYPE

General Map Unit No.	Soil Name	Capability Class	Storie Index	Storie Index Grade	Development Limitations
1	San Emigdio	I	90	1	Slight-moderate
	Honcut	II	95	1	Slight
	*Greenfield	I	90	1	Slight
	*Tujunga	III	54	3	Slight
2	San Joaquin	III	27-28	4	Severe
	Exeter	III	33-35	4	Moderate-severe
3	Centerville	III-IV	38-40	4	Severe
	Porterville	II-IV	32-54	4-3	Severe
	*Havala	II	81	1	Moderate
5	Cieneba	VII	7	6	Severe
	Vista	VII	12	5	Severe
	*Auberry	VII	20	5	Severe
	*Rock outcrop	VIII	10	6	(not rated)
7	Cibo Rock outcrop	VII	9	6	Severe
	Cibo clay	VI	23	4	Severe

Note: Definitions of the heading used in Table 5-4 are found in the Soils Section of Chapter 2.

* = Minor soil found in that General Map unit.

Source: Soil Conservation Service, Soil Survey of Tulare County, California, Central Part (1982).

Mineral Resources: The Porterville urban area is surrounded by various mineral resources: oil to the south; chromite, magnesite and stone well-suited for construction to the north and northeast. Although magnesite mining outside the Urban Area Boundary northeast of Porterville (no longer active) contributed significantly to the Porterville economy early in the twentieth century, the only real mineral resources within the Urban Area Boundary are relatively high quality construction grade sand and gravel deposits. These are found within the Tule River flood plain. This resource, however, is not mined in quantity today. A former extraction site sits near the junction of Porter Slough and the Tule River; a small operation, still running, sits near the western boundary of the planning area shown on the Open Space and Conservation map. The importance of the Tule River sand and gravel resource is emphasized by the County of Tulare Environmental Resources Management Element, which states: "The stream deposits of sand and gravel along the Kaweah River near Lemon Grove and especially along the Tule River, between Porterville and Success, constitute important reserves of construction materials, particularly for use on the east side of the San Joaquin Valley".

Agricultural Resources: Agriculture is a dominant factor in the local economy and social character of the community. Although most of the local soils are not considered prime (Capability Unit I or II) they are considered productive for some crops, especially citrus, due to local climatic conditions.

There are approximately 8,300 acres of land currently in some form of agriculture within the Porterville Urban Area Boundary. This quantity may vary from year-to-year as land rotation practices require fallow years. The EXISTING LAND USE MAP (back cover flap) shows the distribution of agricultural land in the urban area.

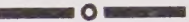
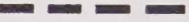
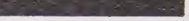
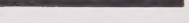
Some of the land currently used for agricultural purposes has been reserved for long-term agricultural use by means of California Land Conservation Act (Williamson Act) contracts. Such contracts provide for preferential property taxation in exchange for exclusive use of the land for agriculture. Contracts are generally established for a ten-year period, with renewal each year. Figure 5-3 shows the distribution of agricultural land currently under Williamson Act contracts within the Urban Area Boundary.

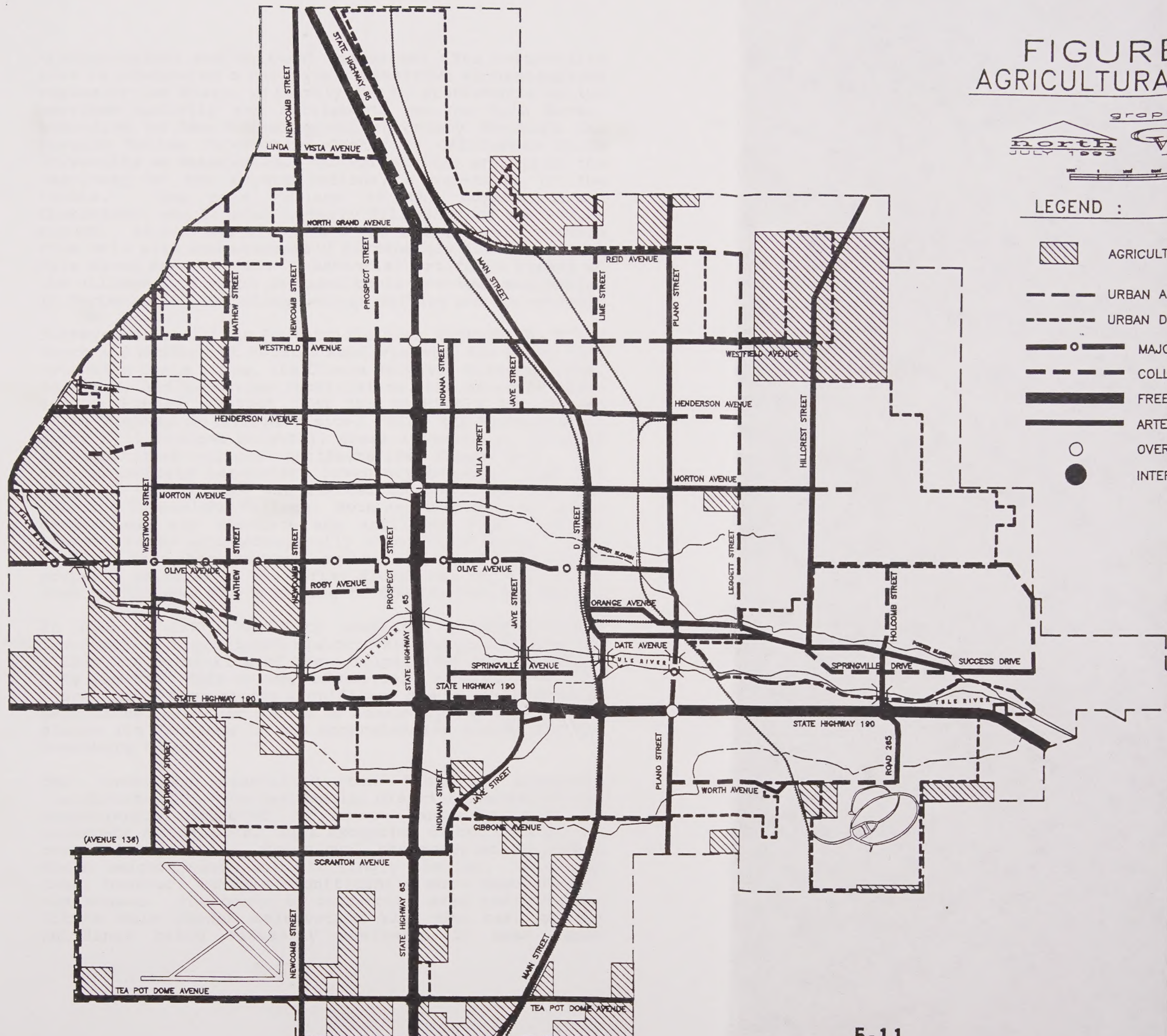
FIGURE 5-3 AGRICULTURAL PRESERVES

graphics by :

CHARLES W. ROBERTS
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 Porterville, Ca. 93257

LEGEND :

-  AGRICULTURAL PRESERVES
-  URBAN AREA BOUNDARY
-  URBAN DEVELOPMENT BOUNDARY
-  MAJOR ARTERIAL
-  COLLECTOR
-  FREEWAY
-  ARTERIAL
-  OVERCROSSING
-  INTERCHANGE



Archaeological and Cultural Resources: The Porterville area is considered a relatively sensitive archaeological region of the State, primarily due to prehistoric native American activity and settlements on the Tule River. According to the Archeological Inventory Southern San Joaquin Valley Information Center at California State University at Bakersfield, the Porterville area is in the territory of the Koyote Indians, a sub-tribe of the Yokuts. The main village of the Koyote, named Chokowisho, was located on Murry Hill north of the Porter Slough. Around the mid-1850's the Indians were removed from this site and eventually permanently located on the Tule River Reservation. Substantial artifacts remain at the village site which document their previous occupation in Porterville, including bedrock mortars and arrowheads.

Surveyed sites in the Porterville area include the River Ranch and Saddleback Estates subdivisions, the Rocky Hill retention basin sites, the Corona Heights, Western Skies, Foxridge, and Grandview Subdivisions, the Santa Fe Plaza Senior Housing Project, and the Westfield Avenue and State Highway 65 overpass site. With the exception of Murry Hill (Corona Heights), these inventories revealed no significant cultural artifacts (See Figure 5-4). The CSU/Bakersfield Laboratory Inventory suggests that the range of the Indians was limited to locations upstream from the Chokowisho Village. Both agricultural and urban development may displace any artifacts that may be present in an archaeologically significant site. Such impacts have the highest potential for occurring on property adjacent to the Porter Slough and the Tule River east of Highway 65, according to the historical record.

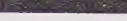
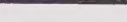
In June of 1986, the City completed a comprehensive inventory of significant historic and cultural resources within the boundaries of the original 1902 incorporation City limits. This survey identifies the structures and places which have become significant due to architectural uniqueness, historic events or community importance, and places its findings in one comprehensive source for the community to use.

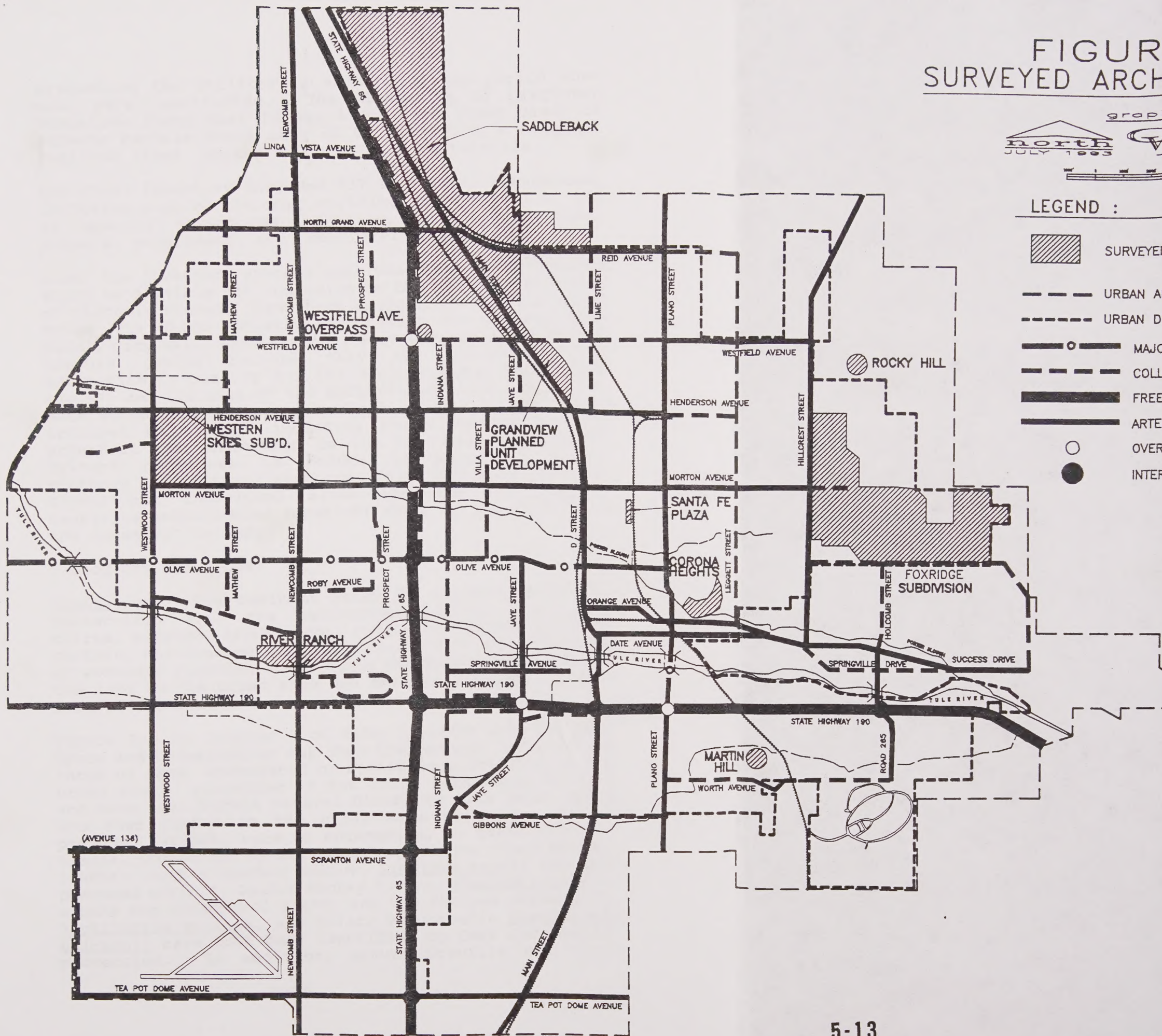
The inventory identified ten historic districts (neighborhoods). The residential district boundaries are conveniently depicted by known landmarks such as railroads and streets. With exception of the Main Street commercial district, the visual characteristics within these neighborhoods are strikingly similar. A closer look, however, reveals significantly more than rows of old houses. The historic commercial area reflects the City's Main Street orientation with the rear of the buildings being virtually unaltered in most cases

FIGURE 5-4 SURVEYED ARCHEOLOGICAL SITES

graphics by :
 **CHARLES W. ROBERTS**
 Consulting Civil Engineer, Inc.
 Porterville, Ca. 93257

LEGEND :

-  SURVEYED ARCHEOLOGICAL SITES
-  URBAN AREA BOUNDARY
-  URBAN DEVELOPMENT BOUNDARY
-  MAJOR ARTERIAL
-  COLLECTOR
-  FREEWAY
-  ARTERIAL
-  OVERCROSSING
-  INTERCHANGE



presenting the utilitarian aspects of the period when most were constructed. The clustering of Craftsman Bungalows along East Putnam Avenue and other district streets reveals where many of the community's original families lived, worked and grew with Porterville.

The final inventory includes 337 individual residences, including some of the most striking in Porterville, and 89 "special" structures and sites, including churches, schools, government, and commercial structures.

Also, the inventory process concluded that 42 structures might be eligible for inclusion on the National Registry of Historic Places. Prominent among these are the Zalud House (for which Registry application has already been made), City Hall, Fire Station, Bartlett and Olive Street Schools (which because they are WPA-built will automatically qualify for the Registry when they reach age 50) and the site of the Butterfield Stage Station at Main Street and Henderson Avenue. A list of all sites arranged by street, including those properties with potential for nomination to the National Registry of Historic of Places, is included as Appendix C in the Historic and Cultural Resources Inventory Final Report. Significant individual sites and the historically sensitive neighborhood locations shown on the Open Space and Conservation map.

Biological Resources:

Vegetation: The dominant forms of vegetation in the Porterville area are agricultural crops, including citrus, alfalfa, truck crops, cotton, grassland used for pasture, and ornamental landscaping. With the exception of woodland riparian areas along the Tule River, most of the land in the urban area has been cultivated for some form of domestic use.

Figure 2-5 in Chapter 2 of this document and the Open Space and Conservation map show the general location and range of rare, endangered or sensitive plant life in the urban area. According to the State Department of Fish and Game, California Natural Diversity Data Base, there are four plants in the urban area which are either presumed extinct, rare or endangered, or identified for special protection by the California Native Plant Society (CNPS): Keck's Checker mallow, Sidelcea keckii has been presumed extinct, Calico Monkey Flower, Mimulus pictus is a rare and endangered plant; and the Striped Adobe Lily, Firtilaria striata, and Tulare Pseudobahia Pseudobahia peirsonii have both been identified by CNPS for special protection. In addition, mature Grevilla Oak trees

Grevillea Robusta along North Main Street from Henderson Avenue to the northerly Urban Area Boundary have been identified by local interests as worthy of preservation.

For locations where rare or protected plants have been sited, and where substantial native vegetation exists, a qualified biologist should conduct a survey before development proposals are approved. The survey should include the potential and suitability of a project site to support any designated rare, endangered, or protected plant life, and an inventory of any plant life targeted for protection by state or federal agencies should be conducted. Preservation measures should be implemented where rare, endangered, or special-protection plants are discovered. Such measures may include relocation to a suitable habitat, project modifications to protect the range of the plant's natural habitat, precluding urban development, or by other measures to be approved by appropriate resources agencies.

Wildlife: Due to the intense agricultural activities on the Valley floor, rodents, birds and development-tolerant mammals are the dominant form of wildlife in the Porterville urban area. Various rare, endangered, or sensitive wildlife may, be present, however, according to the California Diversity Data Base and the Tulare County Environmental Resources Management Element (1972). Such wildlife includes the California Condor, the Southern Bald Eagle (overflights), the San Joaquin Kit Fox, the Elderberry Long Horned Beetle, and the Giant Garter Snake. The Blunt-Nosed Leopard Lizard, an endangered animal, may be present, based on recorded sightings, even though Porterville is considered outside the animal's range as determined by the California Department of Fish and Game.

In addition to these animals, there may be one or more breeding sites of the Great Blue Heron in or near riparian portions of the urban area.

Where the potential exists for urban development to reduce or impact the habitat, a qualified biologist should survey the site's potential to support rare or endangered wildlife on the site. When such wildlife is found, mitigation measures approved by appropriate resource agencies should be implemented.

2.3 Air Quality

Air quality is determined by a complex interaction of chemicals emitted to the atmosphere from internal combustion engines, industrial and agricultural

operations and construction activities. The concentration of these chemicals in the air is determined by vertical and horizontal mixing.

Air emissions are monitored in the County by the State Air Resources Control Board (ARB). One monitoring station, located in downtown Visalia, is present in the County. According to the Tulare County Pollution Control Maintenance District, seventy percent of the measured carbon monoxide and ozone/oxidant levels are the result of fossil fuel use in internal combustion engines, (primarily in passenger vehicles). Air migration, primarily from the San Francisco Bay Area, is a secondary source of pollution.

Suspended particulates are currently a significant airborne contaminant. Unlike the other air contaminants, its primary source is airborne dust caused by land cultivation in the Valley. This dust, combined with smoke from home fireplaces or agricultural burning, creates the haze conditions which occasionally prevail in the area.

Table 5-5 shows the estimated incremental pollutant concentrations resulting from a 100-acre mixed use development in 1990 based on the vehicle emission standards for 1990. The data in the Table show that carbon monoxide (CO), hydrocarbons, and nitrogen dioxide (NOx) emissions are below established standards.

The primary effect that may be anticipated from urban development is an increase in the level of these vehicle related contaminants.

TABLE 5-5

Incremental Pollution Concentration
Resulting from 100-acre Development 1990 (ug/m)

Season	Morning			Afternoon		
	CO	Hydrocarbons	NOx	CO	Hydrocarbons	NOx
Winter	0.93	0.12	0.16	0.85	0.11	0.14
Spring	0.63	0.08	0.11	0.43	0.05	0.07
Summer	1.27	0.16	0.22	0.43	0.05	0.07
Fall	1.27	0.16	0.16	0.54	0.07	0.09

1. Zero mile per hour wind conditions

Source: QUAD Consultants, 1982.

2.4 Needs

The Tule River and Porter Slough provide unique riparian habitat for various flora and fauna, aesthetically appealing open space, and recreational opportunities along the Tule River for the citizens of Porterville and those of the surrounding area. Consequently, the City needs to encourage the preparation or maintenance of adequate open space uses adjacent to these waterways. This will reduce potential flood damage, preserve visual resources and recreation opportunities, and preserve land for wildlife habitats.

Flooding from watercourses or sheet flow runoff within the Urban Area Boundary is regarded as a significant public safety hazard in the Public Safety Element of the Tulare County General Plan. Reducing this potential hazard requires either the designation of low intensity land uses (e.g., open space) adjacent to waterways and in areas subject to runoff flooding, or structural flood control improvements to the various waterways. Flood control improvements should emphasize preservation of habitats and visual resources while preventing erosion to watercourse banks.

Although current groundwater reserves are more than adequate to meet Porterville's projected water needs for many years, it will become increasingly important to plan and implement water reclamation strategies and aquifer recharge systems to ensure that the City's existing and future wells continue to supply needed domestic water.

Mining of sand and gravel resources from the Tule River can contribute to increasing flood hazards (e.g., destruction of river crossings, utility lines and other facilities). The City needs to carefully review all proposed mining operations within the Tule River corridor and require the mitigation of all identified adverse impacts (i.e., flooding, bridge abatement scouring, etc.) where significant problems can occur.

As shown in Figure 2-5, and in the Open Space and Conservation Element Map, there are a number of significant and potentially significant biological, archaeological, and cultural resources within the Urban Area Boundary. For the conservation and preservation of these resources, biological surveys, archaeological surveys, or historical site protection measures are needed. Mitigation measures should be implemented, where appropriate, and when development occurs, according to the significance of the identified impact.

3.0 POLICIES

To ensure conservation and protection of Porterville's natural and historical resources, the following policies are established:

- 3.1 The City shall protect the Tule River corridor within the Urban Area Boundary in order to reduce flood hazards, protect significant biological resources, and provide for recreational uses and scenic viewsheds.
- 3.2 The City shall encourage the maintenance of significant natural land forms when considering development proposals.
- 3.3 To protect and wisely manage hillsides and topographic resources, the City shall use the following guidelines:

Natural Slope	Guideline
Less than 10%	This is not a hillside condition. Conventional grading techniques* are acceptable.
10% - 19.9%	Development with grading may occur in this zone, but existing land forms must retain their natural character. Padded building sites are permitted on these slopes, but contour grading, split level architectural prototypes, with stacking and clustering are expected.
20% - 24.9%	Special hillside grading, architectural and site design techniques are required. Architectural prototypes are expected to conform to the natural land form and clustering shall be used.
Over 25%	Only limited grading** is expected and in certain cases grading may be prohibited. Development should not normally be approved within this area.

* Movement for redistribution of earth over large areas. However, disruption of the land form, drainage patterns, and on-site surface terrain and vegetation is discouraged and shall be avoided.

** The movement of earth for small projects such as custom lots, individual building foundations, driveways, local roads, utility excavation, etc.

- 3.4 The City shall use appropriate flood control measures to assure the safety of residents while emphasizing maintenance of natural wildlife habitats and vegetation.

- 3.5 Prior to granting them, development approvals along the Tule River floodway shall be documented to be out of the floodway and include sensitive treatment in an environmentally sound manner, with associated public access provided where appropriate and desirable.
- 3.6 Drought resistant plants should be used throughout the City; reclaimed water should be used for irrigation as often as possible.
- 3.7 The City shall encourage the use of innovative water conservation measures, whenever appropriate, in all proposed developments.
- 3.8 Adequate water supplies shall be maintained.
- 3.9 Appropriate soils and geologic surveys, consistent with the Safety Element of the Tulare County General Plan, shall be completed for all proposed developments.
- 3.10 Adequate grading and replanting shall be required to minimize erosion and prevent slippage of manmade slopes.
- 3.11 All proposed mining and sand extraction operations shall be reviewed during the project and environmental review processes to ensure mitigation of identified environmental impacts; especially water quality, habitat preservation, and bridge undermining.
- 3.12 Planned reclamation of mined lands following extraction shall be required; consideration shall be given to the lands potential for various uses: recreation, open space, residential, commercial, or industry.
- 3.13 Biological resources should be conserved, preserved, and enhanced in areas intended for permanent open space.
- 3.14 Adequate mitigation measures (e.g., selective preservation, replanting, sensitive site planning, etc.) shall be required of all developments that will adversely impact significant biological resources.
- 3.15 Where feasible and practical, the City shall require either the preservation of identified archaeological sites or the professional retrieval of artifacts prior to the development of a site.
- 3.16 The City shall encourage the preservation of significant remnants of Porterville's cultural past.
- 3.17 The City shall actively support programs that promote water conservation throughout Porterville.

CHAPTER 6: SAFETY ELEMENT

The Safety Element identifies potential safety hazards within the City's Urban Area Boundary and establishes Goals, Policies, and Programs aimed at reducing death, injuries, property damage and the economic and social dislocation resulting from natural or man-made hazards. The Safety Element also addresses the importance of emergency preparedness in reducing the risk of community upset in the event of a major disaster. The Policies contained within the Safety Element are intended to ensure that land use planning, development activity, and decision making is based on the well being and safety of the citizens and property within the City's Urban Area Boundary. While the main focus is on fire, flooding, and seismic and other geologic hazards, other relevant issues such as man-made hazards, hazardous waste management, crime, airport related hazards, and emergency response procedures are addressed by the Safety Element.

By its very nature, the Safety Element addresses issues that overlap with other General Plan Elements, in that Policies and Programs addressing safety issues may be found in most, if not all, of the City's General Plan Elements. Additionally, the following existing laws, regulations, plans, and programs enacted through State and local legislation are directly applicable to achieving the Goals and Policies of the Safety Element. These laws, regulations, plans, and programs are administered by the City of Porterville and other agencies delegated with powers to enforce State and local laws.

California Environmental Quality Act Law and Guidelines

The State legislature has adopted the California Environmental Quality Act (CEQA) in response to public mandate that called for a thorough environmental analysis of those projects that might adversely affect the environment. The CEQA law and guidelines, as amended, describe the provisions of the law, the review procedure, and any subsequent analysis that is required. Because public safety hazards are identified as environmental impacts, CEQA is instrumental in ensuring that City officials and the general public assess and mitigate the potentially significant public safety impacts of development projects.

Alquist-Priolo Special Studies Zones Act

Special studies zones, usually one-quarter mile or less in width, along the traces of potentially active major faults are delineated by the State Geologist and affected cities or counties must inform the public of their locations. Disclosure of these zones may be by reference in the general plan and on other local maps. Proposed development plans within these zones must be accompanied by a registered geologist's report which describes any possibility of a surface rupture (Public Resource Code Section 2621 et. seq.). Alquist-Priolo Special Studies Zones are not found within the City of Porterville Urban Area Boundary due to the absence of potentially active faults.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act requires the State Geologist to compile maps describing seismic hazard zones. Guidelines prepared by the State Mining and Geology Board establish policies and criteria identifying state and local agency responsibilities for development in seismic hazard areas. Approval of development on a site within a seismic hazard zone requires the preparation of a geotechnical report and local agency consideration of the policies and criteria established by the Mining and Geology Board (Public Resources Code section 2690 et. seq.). Information contained in the seismic hazard maps must be taken into account when preparing or amending the Safety Element of the General Plan. Seismic hazard zones are not found within the City of Porterville's Urban Area Boundary.

Landslide Hazard Identification Program

Under the Landslide Hazard Identification Program, the State Geologist is required to prepare maps of landslide hazards within urban and urbanizing areas. Public agencies are encouraged to use these maps in land use planning and decision making related to building, grading, and development permits (Public Resources Code Section 2687(a)). The State Geologist has not identified or mapped landslide hazard sites within the City of Porterville's Urban Area Boundary.

Hazardous Waste Management Plan (HWMP)

Each county must either incorporate the applicable portions of its HWMP into its general plan by reference, or adopt an ordinance requiring its land use decisions to be consistent with the portions of the adopted HWMP that identify specific sites or siting criteria for hazardous waste facilities. Within 180 days after approval of a county plan by the State Department of Health Services (DHS), each city within the county is required to: (1) adopt a city HWMP that is consistent with the approved county plan; (2) incorporate the applicable portions of the county plan into the city's general plan by reference; and (3) adopt an ordinance requiring its land use decisions to be consistent with those portions of the county HWMP which identify specific sites or siting criteria for hazardous waste facilities. In addition to county HWMPs, DHS is required to prepare and adopt a State HWMP which is reviewed annually and revised every three years (Health & Safety Code Section 25135 et. seq.). The City of Porterville has complied with Health and Safety Code provisions relative to the HWMP and this Plan is incorporated by reference into the City of Porterville Safety Element.

Tulare County Airport Land Use Commission Airport Land Use Compatibility Plan

The County Airport Land Use Compatibility Plan (ALUCP) sets forth criteria and policies to ensure the compatibility between the principal airports in Tulare County, (including Porterville Municipal Airport), and proposed development in the areas surrounding the airports. One of the primary purposes of the ALUCP is to minimize public safety hazards associated with potential aircraft accidents. All county and city General Plans and other local land use and building regulations must be consistent with the ALUCP, unless the county or city legislative body votes by two-thirds majority to overrule the ALUCP and makes specific findings to justify not amending its regulations and plans.

County of Tulare General Plan Noise Element

The Noise Element of the Tulare County General Plan provides a program for incorporating noise issues into the land use planning process, with a goal of minimizing adverse noise impacts to receptors, such as residences, schools, and hospitals, which are sensitive to noise. The Noise Element identifies existing and future noise sources, defines noise-sensitive land uses, and establishes goals, objectives, and procedures to protect the public from noise intrusion. Implementation of these guidelines and procedures will promote the development of noise sensitive land uses outside of noise impact zones, and discourage the development of noise generating activities near noise-sensitive land uses located in unincorporated areas within the City of Porterville's Urban Area Boundary.

County of Tulare General Plan Safety Element

Policies and programs of the Tulare County General Plan Safety Element are directed toward the reduction of loss of life, injury, and property damage that might result from a disaster or accident within the unincorporated areas of the county, including unincorporated areas located within

Porterville's Urban Area Boundary. This Element identifies goals and policies that will minimize the risks associated with natural and man-made hazards. In addition, the Element specifies land use planning procedures that should be implemented to avoid hazardous situations in unincorporated areas within the City's Urban Area Boundary.

County of Tulare Multi-Hazard Functional Plan (MHFP)

The County of Tulare Multi-Hazard Functional Plan is designed to ensure the most effective and economical use of all resources (material and manpower) for the maximum benefit and protection of the local population during emergency events. The objectives of the MHFP are to incorporate and coordinate all the facilities and personnel of the City and County into an efficient organization capable of reacting adequately during natural or man-made disasters. The MHFP provides responses to drought, earthquake, flood, civil disorder, hazardous material incident, nuclear attack, power failure, and radiological incident.

City of Porterville Codes

The City of Porterville enforces the latest City adopted Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, Uniform Fire Code, and National Electrical Code which contain minimum standards of safety for existing and new buildings. The codes are designed to insure structural integrity during seismic and other hazardous events and prevent personal injury, loss of life, and substantial structural damage during earthquakes, fire or normal use.

1.0 GOALS

The following goals are established to reduce death, injury, property damage and economic/social dislocation resulting from natural or man-made hazards or disasters:

- To protect all persons and property within Porterville's Urban Area Boundary from fire hazards.
- To protect residents, workers, and visitors within Porterville's Urban Area Boundary from flood hazards.
- To ensure that life and property within the Porterville Urban Area Boundary are not endangered by the use, storage, or transport of hazardous materials.
- To protect the public health, safety and welfare and minimize damage to structures, property and infrastructure as a result of seismic and other geologic activity within Porterville's Urban Area Boundary
- To protect persons and property within Porterville's Urban Area Boundary from potential hazards in the man-made environment.

- To provide high quality and effective emergency services to protect life and property within Porterville's Urban Area Boundary.
- To protect all persons and property within Porterville's Urban Area Boundary from criminal activities.
- To minimize the level of danger to life and property from air operations accidents.

2.0 CONDITIONS AND TRENDS

Porterville is affected by many issues, opportunities, and constraints that affect public safety. Hazard management programs are important for reducing the potential for disaster and the level of community upset in the event of a major emergency.

2.1 Fire Hazards

The Porterville Urban Area is subject to both urban and wildland fire episodes which can result from a number of causes, including natural phenomenon, arson, carelessness, home or industrial accidents, or from ignorance of proper procedures for home or business repairs.

Several types of fire hazards exist within the Porterville Urban Area. Brush and dry grass is a fire hazard in some parts of the City's Urban Area. In addition, some of the older structures of the City may have heating, electrical, roofing, or other features that fail to meet current codes (such buildings may be subject to increased risk of fire).

Adequate fire protection services, water pressure, flow rates, and volume throughout the City's Urban Area is required to ensure fires can be contained and controlled.

A number of measures are pursued to alleviate urban and wildland fire hazards in Porterville. Standards for minimum road widths and clearances around structures will continue to be implemented through City codes and policies to protect the public's safety in the City. In addition, City water pressure requirements listed below will continue to be maintained:

1. For residential projects, between 1,000 and 3,000 gallons per minute at 20 pounds per square inch residual pressure for a two or three-hour duration, depending on the density of development.
2. For commercial and industrial projects, between 1,250 and 5,000 gallons per minute at 20 pounds per square inch for a three or four-hour duration, depending on the magnitude of development.

The City reduces fire hazards within new development through adoption and implementation of Uniform Fire Code provisions and amendments for special applications in Porterville. The amendments address local topographic, geologic, climatic, and development conditions. Incorporation of the Uniform Fire Code requirements in new development results in structures that are more resistant to fire and maximize public safety in the event of a fire. During the development review process, the Department of Community Development and Services and the Fire Department review water flow and distribution requirements for new development projects to ensure adequate water pressure, flow rate, and volume for fire fighting.

Education also plays an important role in fire safety. People must be made aware of the fire dangers in natural and open space areas, particularly in the fire season. The City provides public education and information programs to disseminate information regarding potential fire hazards related to open space areas and residential, commercial, industrial, and agricultural uses. All education programs emphasize fire prevention measures to minimize risks.

Wildland fires can occur from a combination of climatic, vegetation and physiographic factors. Summers in the Porterville area are hot, dry, and nearly cloudless. The fire season has over 100 days of temperature in excess of 90 degrees Fahrenheit every year. Natural vegetation within the Porterville Urban Area Boundary consists largely of annual grasses especially along the Tule River which cuts through the southern portions of the City running east to west. This vegetation is dry from late spring to early fall and poses a fire hazard to all residential, commercial, and industrial property that is near and/or surrounding the area. Figure 6-1 shows the Urban-Wildland Interface where dry brush and grass on hillsides and along the Tule River present a potential hazard to future planned development.

Structural fires pose a greater threat to life and property in Porterville than do wildland fires. Porterville is not considered to be a fire prone city. In the last 40 years, only four major fires have occurred in terms of major dollar loss. The last major fire was in 1991, with the burning of the Bullard's-building (now Bank of the Sierra) located on Main Street within the downtown central business district.

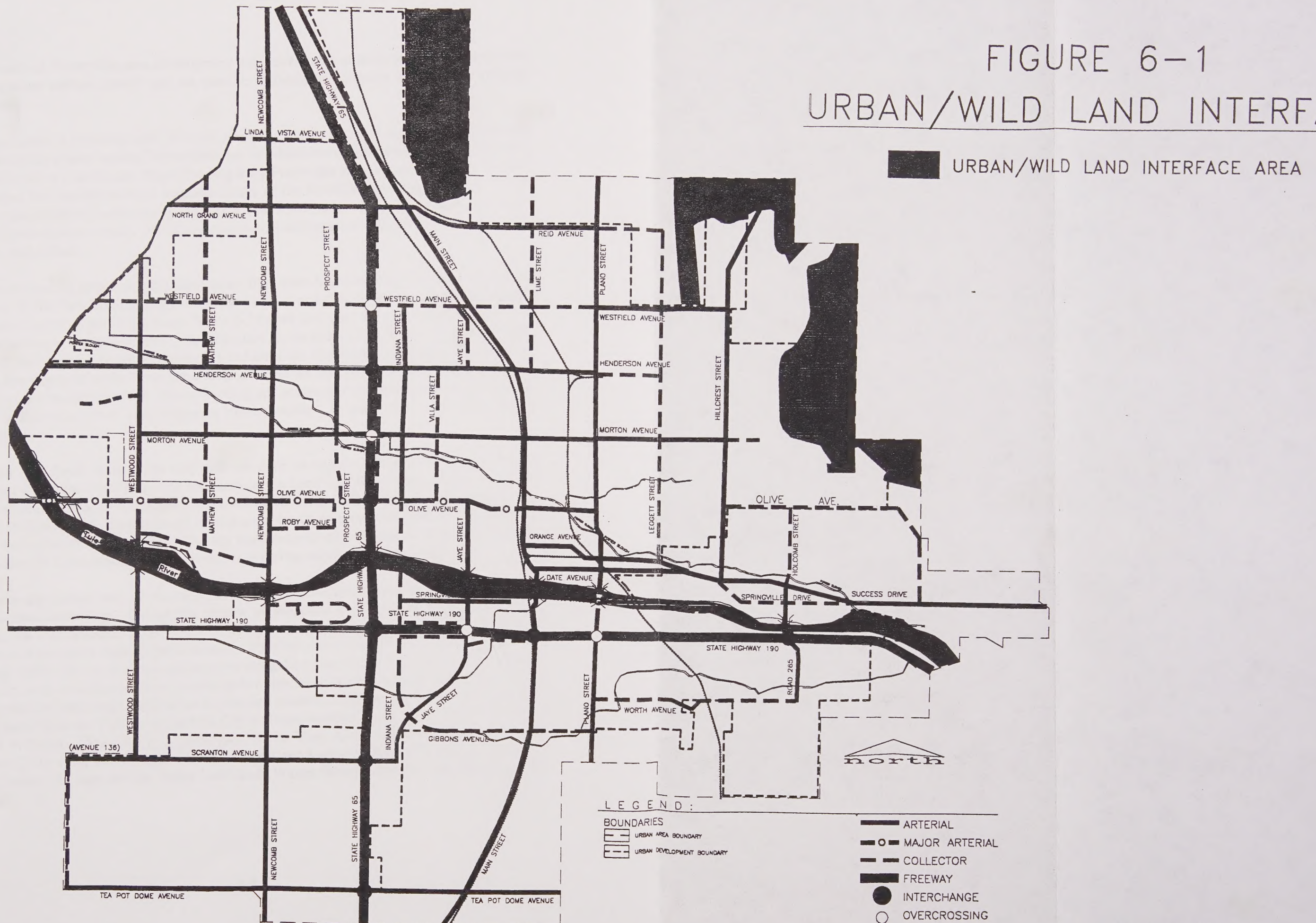
The two (2) fully staffed fire stations in the City of Porterville have been strategically located to provide response times of five minutes, or less, to all areas of the City. Growth and population will be monitored to ensure that the number of stations in Porterville are sufficient to maintain acceptable standards of fire suppression and control. Reserve firefighters assist full time firefighters on routine grass and structural calls. Fire dispatch is handled by the City Police Department by 9-1-1 calls.

2.2 Flooding Hazards

Flooding within the City's Urban Area Boundary could potentially result from man-made development (storm water runoff, ponding basins, etc.), and/or overflow of natural water courses (the Tule River and Porter Slough). The need to release large volumes of water during major storm events from Success Reservoir, located on the Tule River east of the Urban Area, poses the most significant threat.

FIGURE 6-1

URBAN/WILD LAND INTERFACE



As growth occurs in Porterville, new development will increase the amount of impervious surface, resulting in greater surface run-off and the need to maintain an adequate storm water drainage control system.

Porterville's climate is relatively arid. Rainfall generally ranges between eight and twelve inches per year. During the winter months, Porterville may be subject to various degrees of storm flooding such as flash floods or slow floods. Flash flooding in the Porterville area is generally limited to low-lying drainages that extend outward from the flanks of the foothills bordering the City. Storm flooding can also occur in floodways adjacent to the Tule River, in low-lying areas adjacent to water sources (such as irrigation canals), and adjacent to storm drain basins or other low-lying areas where storm water may collect.

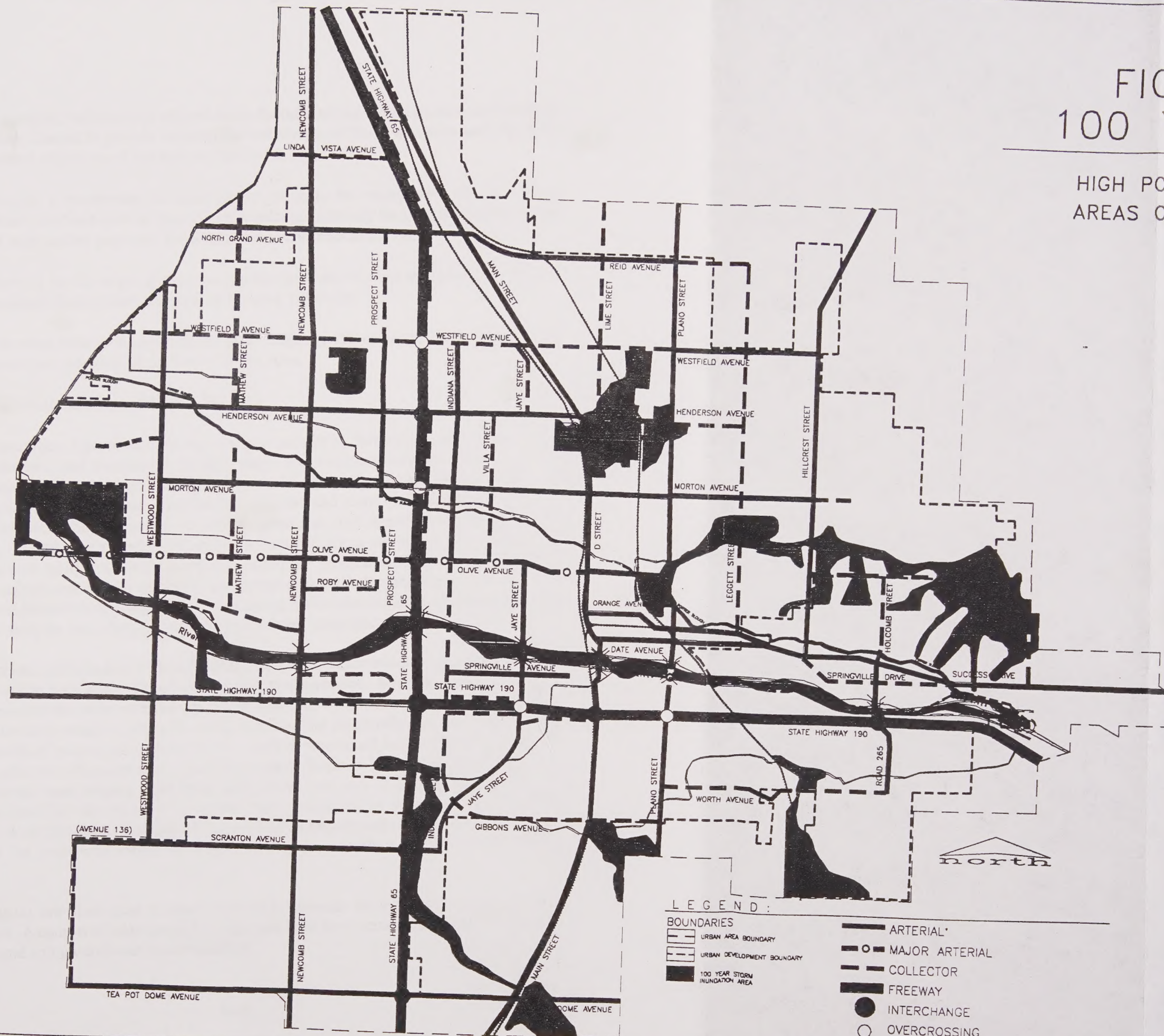
Most potential flooding problems within the Porterville Urban Area Boundary are related to the rise in water level of the Tule River during precipitation events and sheetflow from the hills located in the northeastern sector of the Urban Area. Figure 6-2 shows the areas subject to flooding of the Tule River and elsewhere within the Urban Area Boundary, in the event of a 100 year storm. Flooding of the Tule River is presently not considered hazardous in the Planning Area because the City does not permit development in the flood plain without adequate mitigation and the elevation of the channel is lower than adjacent land. Minor flooding and ponding of surface water can occasionally occur on the flat valley floor when irrigation canals overflow or are unable to withstand heavy precipitation.

To maintain low flood hazards, the City will continue to require adequate mitigation for any development within the flood plain. As indicated on the Land Use Map of the General Plan Land Use Element and in the Open Space and Conservation Elements, the Tule River channel is generally designated as Open Space. Development of land under the Open Space designation will be limited to passive and active recreational uses. To keep flood hazards minimal, the development intensity allowed under the Open Space category is very low and no residential uses are allowed.

In addition to appropriate land use planning, the City takes other steps to avoid flood hazards within the Urban Area Boundary. During the review of proposed development projects (including roadways), the City assesses drainage conditions pertaining to the project site and requires the construction of necessary drainage infrastructure. The City also assesses the potential of the project to adversely affect off-site drainage and requires mitigation measures where needed. To maintain adequate city-wide drainage and flood control as development proceeds in future years, the City will cooperate with the local irrigation districts to plan and construct drainage infrastructure designed to minimize runoff into the Tule River, and the City will continue participating in the National Flood Insurance Program. The City is a participant in the Tule River Improvement Joint Powers Agreement (JPA) along with the Deer Creek and Tule River Authority, Tulare County Flood Control District, County of Kings, and the Tulare Lake Basin Water Storage District. The purposes of the JPA are to:

FIGURE 6-2 100 YEAR STORM

HIGH POTENTIAL FLOOD ZONE
AREAS OF 100 YEAR FLOOD



- Aggregate, maintain and expend funds for the clearing and maintenance of the Tule River channel to provide capacity for conveyance of flood waters to meet the flood control objectives of the Success Reservoir Project;
- Provide a mechanism for local participation in the enlargement of the Success Reservoir flood control capacity by acquiring necessary land, easements and rights of way, and by payment of equitable local cost allocations; and
- Provide for the ongoing contribution and payment of costs of maintenance of the enlarged flood control features of Success Reservoir.

Areas prone to flooding include land parallel to State Highway 190 running east to west, and the western and eastern most portions of the City's Urban Area.

2.3 Hazardous Waste and Toxic Material Hazards

As in most communities, hazardous materials are ever present in Porterville. Such uses as light industry, dry cleaners, and automotive service shops routinely use solvents and other toxic substances, and also generate hazardous wastes which must be properly disposed in compliance with strict Federal and State regulations. Households also use and store materials which could be considered hazardous, although usually not of the same type and quantity as commercial and industrial users. Homeowners need to be properly informed about the proper use, storage, and disposal of consumer goods containing hazardous materials. Hazardous materials used, stored or transported through the community also represent potential hazards. Exposure to hazards and toxic materials can be reduced through proper land use planning and implementation of policies to reduce risks associated with the use, transport, and disposal of such materials.

The accidental release of hazardous materials would most likely occur at businesses and agricultural operations that utilize such materials and along transportation routes. Many of the businesses and agricultural operations that store or utilize hazardous materials within the Porterville Urban Area are separate from the most sensitive land uses, such as residential neighborhoods. In the event of an accident, the health of persons on or near the site could be threatened but residential populations would be less affected. Pursuant to the state Emergency Right-to-Know-Act, businesses using hazardous materials must prepare a Business Plan within one year of start of operations. The Business Plan identifies the types of materials used on-site and is submitted to the County Environmental Health Division. The City of Porterville Fire Department obtains copies of Business Plans prepared for operations within the Planning Area to compile a database for emergency situations.

Underground tanks are often used to store hazardous materials for industrial, commercial, and agricultural uses. A number of underground storage tank leaks have occurred in Porterville and have resulted in ground and groundwater contamination.

Porterville and Tulare County are currently implementing several programs pertaining to hazardous waste management, including 1) periodic collection, 2) permanent household waste collection facilities, 3) used oil recycling, and 4) a load-checking program at landfills.

Pursuant to California State law, AB 2948, Tulare County has prepared and adopted a County Hazardous Waste Management Plan (CHWMP). The CHWMP was developed in compliance with the many Federal, State, and local government laws and regulations which apply to management of hazardous waste Treatment, Storage, and Disposal facilities.

Overall, Tulare County, including Porterville, is not a major producer of hazardous waste, due mainly to the limited industrial development which has occurred within the County and City to date.

Siting New Facilities

Tulare County's current intent is to site Hazardous Waste Treatment, Storage, and Disposal facilities only in heavy industrial or general agricultural zones as a conditional use if certain criteria can be met. The broad siting criteria include review for:

- High Hazard Areas - Seismic stability; floodplains; wetlands; habitat of endangered species; soils stability, major recharge areas for aquifers
- Public Safety - Distance to residences; distance from immobile populations such as hospitals and prisons; proximity to major transportation routes; public health and safety benefit to the County.
- Physical Limitations of the Site Area - Permeable strata and soil; non-attainment air quality areas; prime agricultural lands; depth of groundwater.
- Location-Specific Criteria - Proximity to public facilities; proximity to waste generation streams; industrial, commercial and specially zoned lands; recreation cultural and aesthetic areas; mineral resources areas, military lands; other state, federal and Indian lands.

Transportation of Hazardous Wastes

Transportation is among the greatest risks associated with hazardous waste management programs. The Tulare CHWMP seeks to minimize the risk of a transportation related incident through designating routes for hazardous waste transport. At present, the CHWMP only indicates that transport should occur on the most major road possible. Roadways are defined in a three-tier classification of minor roads, arterial or collector roads and state and interstate routes. The CHWMP suggests that transport should be maximized on the highest tier roads, or highways and freeways, and minimized on the lowest tier roads, or minor roads, to the extent feasible. Additional considerations of overall safety and economy of routes are considered in designating specific transport routes. In cooperation with the Cities and California Highway Patrol, Tulare County has

designated specific routes for transport of hazardous wastes.

Aerial Spray Operations

An issue of special concern regarding hazardous materials is the aerial spraying of agricultural crops. This method of application requires regular washing and rinsing of tanks after applications. Over the years, residues have accumulated and toxic problems have developed.

Currently, City of Porterville policy does not allow aerial operators based at the Porterville Municipal Airport to wash or rinse tanks at the airport. The long range solution of this situation may be to develop special facilities for the disposal of this waste.

Site Specific Hazards

Site specific hazardous material locations may exist within the Porterville Urban Area which have not yet been identified. Laws and regulations for handling hazardous materials and waste, as well as a broadening definition of hazardous materials has occurred within the past 10 years. Past practices of material disposal now could define certain areas as hazardous material locations and require regulated clean up. These locations may range from farming operations to industrial sites and as Porterville grows some of these sites may be converted to new uses which will disturb soils potentially containing hazardous materials and may have the potential of exposing residents to these hazards. As part of the development approval process the importance of site assessments, especially where the presence of potentially hazardous materials is suspected, cannot be overlooked. Many lending institutions now require a "Preliminary Site Assessment" (PSA) as part of their due diligence in making development loans. The City may, as part of its development approval process, also require a PSA as part of the initial environmental assessment to ensure that potentially hazardous conditions do not exist, or to trigger additional study to abate conditions where they do exist.

2.4 Seismic and Other Geologic Hazards

Seismic Hazards

Consideration of seismic hazards is a mandatory component of the General Plan for all California cities under Section 65302 (g) of the Government Code. The Safety Element must include identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, ground shaking, and ground failure. This Element must also include appraisal of mudslide, landslides, slope stability hazards, and other earth-related constraints.

Porterville is relatively free from seismic hazards. The nearest recent seismic occurrence was in Coalinga in 1983, some 95 miles to the west. While there are no known active faults within the Planning Area, most of the Valley could be subject to ground movement and shaking as a result of distant earthquakes or slippage along established faults. It is also possible, though not likely, that previously unknown faults could become active (an active fault is defined as having had movement at least once during the last 11,000 years).

The Porterville area has experienced several noticeable shocks from earthquakes in the past. As previously mentioned, the most serious recent earthquake occurred during the spring of 1983, near Coalinga, but the distance of the earthquake from Porterville was too great to cause significant local damage. Similar recent quakes with epicenters near the Mammoth area, more than 100 miles to the northeast on the eastern slopes of the Sierra Nevada, have been felt in Porterville, but are not known to have caused local damage.

No active faults are known to be present in the Porterville area. The principal hazard affecting the City of Porterville is ground shaking, as opposed to surface rupture or ground failure. Known active faults that pose ground shaking hazard to the City of Porterville include the San Andreas fault to the west, the Owens Valley fault group to the east, and possibly the White Wolf and Kern Front faults to the south.

The earthquake hazards for Porterville are moderate because the City is located in Seismic Zone 3 of the 1994 edition of the Uniform Building Code (UBC). The Alquist-Priolo Special Studies Zone Act requires the State Geologist to delineate "special studies zones" along known active faults in California. Cities and counties affected by the zones must regulate certain development projects within the zones. The State Geologist has not delineated any Alquist-Priolo Earthquake Fault Zones in or near Porterville. The nearest active fault zone is the Kern Front Fault located about 33 miles south of Porterville. For most development projects in Porterville within the flat-lying alluvial areas, the Peak Ground Acceleration is well within the anticipated ground motion.

The Porterville area may be characterized by three generalized geologic units:

Soft alluvial and alluvial fan deposits of the Tule River, Poplar Ditch, Porter Slough Ditch, typical of the Nanceville and the Friant-Kern Canal area on the west side of Porterville, along Highway 190.

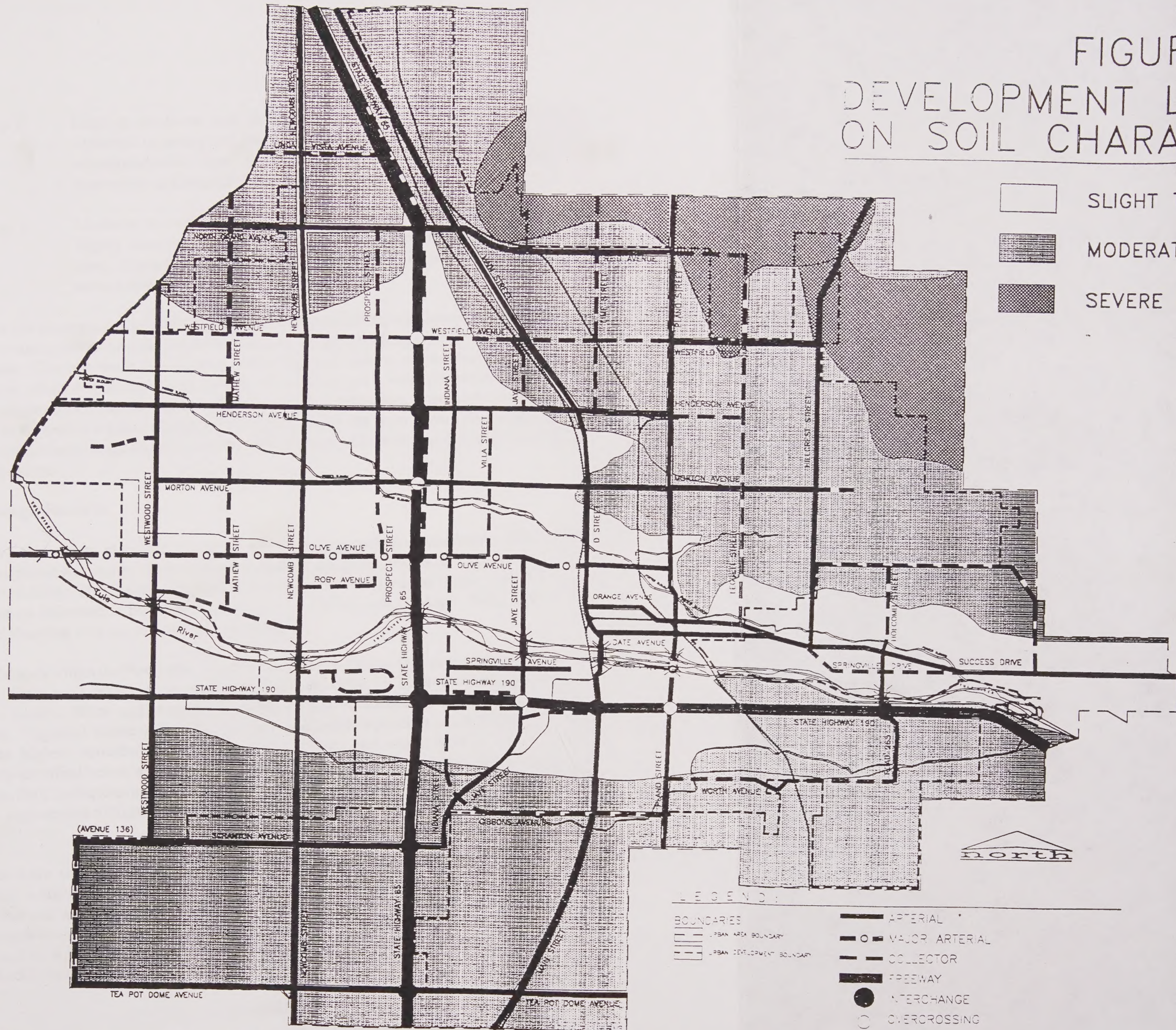
Firm alluvium, typical of downtown Porterville, and areas to the north and northeast.

Bedrock, typically serpentine and magnesian schist of Scenic Heights, and granitic rocks (chiefly granodiorite) and amphibolite between Porterville and Success Reservoir.

A large earthquake could cause considerable damage to ordinary structures. During an earthquake, most damage, injuries and loss of life results from structural failures due to shaking. The resulting damage is a function of both building structural integrity and soil type. Typically, older buildings fare less well in earthquakes, especially unreinforced masonry walls, and multiple story structures without steel reinforcement.

Figure 6-3 maps the City's Urban Area soils based on moisture infiltration rates, shrink/swell characteristics, and load carrying capabilities related to development limitations. This evaluation shows the soils beneath the existing community to generally have minimal development limitations. These soils classifications are as follows:

FIGURE 6-3 DEVELOPMENT LIMITATIONS BASED ON SOIL CHARACTERISTICS



LEGEND:

BOUNDARIES
 - - - - - URBAN AREA BOUNDARY
 - - - - - URBAN DEVELOPMENT BOUNDARY

— ARTERIAL
 — ○ — MAJOR ARTERIAL
 - - - - - COLLECTOR
 — FREEWAY
 ● INTERCHANGE
 ○ OVERCROSSING

- Group 1: High to moderate soil infiltration rates. Low shrink/swell behavior. Moderate to severe soil pressure limitations. Moderately well adapted for urban/residential uses. These soils are found within the Porterville community and extend to the east and west of the city.
- Group 2: Moderate to very slow infiltration rates. Moderate shrink/swell behavior. Highly corrosive to steel pipes. Moderate to severe limitations for urban uses. These soils are found within the existing Porterville community and extend to the north and south of the city.

Liquefaction is a phenomenon whereby loose, saturated, granular deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from cyclic loading during an earthquake. This can result in loss of foundation support, failures due to lateral spreading, and settlements of affected soils after an earthquake when excess pore water pressures are dissipated. Conditions necessary for liquefaction are saturated, loose, cohesionless, granular fine-grained soils. Porterville is located in a seismic zone which is sufficiently far from known faults, and consists primarily of a stable geologic formation such that the effects of liquefaction during ground shaking should be minimal.

Other Geologic Hazards

Porterville has a variety of potential hazards which involve geological conditions which are not related to regional seismicity. These include mudslide, slumping, rockfalls, soil erosion, and soil shrinkage/swelling. The County of Tulare General Plan identifies areas within landslide hazard areas based on information from the State Division of Mines and Geology. No portions of the Porterville Planning area are susceptible to landslides.

Some of the soils within the Porterville Urban Area Boundary have a high expansion or shrink-swell potential. Soils with high expansion potential are generally found where fine-grained clayey sediments occur. When soils expand, foundations can be weakened and structural integrity diminishes. Ungraded native soils in the north and northeastern portions of the City's Urban Area exhibit the highest potential for shrinkage and swelling, and would have to be removed or extensively modified before development could occur. For all proposed development projects in Porterville, the City requires a site-specific assessment to determine the shrink-swell potential of on-site soils. Appropriate mitigation measures are required for structural integrity and to protect public safety.

Mudslides have the potential to occur with great suddenness and destructive force, thereby constituting a significant threat to life and property in hillside areas. Soil slumping is a slower process that can also potentially cause extensive structural damage, although it is not as life-threatening as the other soil stability hazards. Rockfalls are generally associated with seismic ground shaking and are a potential hazard for developments located at the base of steep slopes which have fractured rock outcroppings.

Another important concern is the erodibility of soils within the City's Urban Area Boundary. Soil erosion typically results from concentrated runoff on unprotected slopes or along unlined stream channels. Soil erosion has largely been reduced throughout most of the City due to soil coverage by various land uses and the construction of flood control facilities. However, the undeveloped hillside areas of the City could experience substantial erosion from runoff if the vegetation cover is destroyed by brush fire or removed by grading operations without mitigation. City development review procedures include consideration of soil erosion. The procedures contain measures to identify and, to the extent possible, eliminate erosion hazards.

Certain planning practices will be considered when assessing development proposals within areas where non-seismic geologic hazards exist. The City's zoning and building codes and the policies contained within this Element serve to reduce or avoid risks associated with the placement of development within hazardous areas. The areas designated for residential development that are susceptible to landsliding will require that detailed geotechnical/soils analyses be performed to: 1) determine areas that should be avoided; or 2) identify site preparation requirements necessary to reduce site instability.

Potential hazards are also mitigated through the Fire Code which establishes requirements for minimum roadway widths and minimum building clearances. Most of the city has been developed under modern safety codes for building construction and essentially no deficiencies associated with fire equipment access exist.

2.5 Man-Made Hazards

The Success Dam, whose reservoir, when full, holds 80,000 acre feet of water is located approximately two miles east of Porterville's Urban Area Boundary. In the event of the rupture or collapse of this dam, the loss of life and damage to property could be tremendous, depending on the amount of water stored behind the dam at the time. A number of open irrigation drainage canals also exist within the City's Urban Area Boundary. Although Figure 6-4 shows the potential flood inundation areas in the event of dam overflow at its current height during a 250 year storm event, potential for rupture of the dam is considered virtually non-existent due to the earthen design of the dam.

The City of Porterville contains a number of historical structures, and therefore has the potential for impacts associated with the collapse of hazardous structures. The majority of historic structures are located in the central business district of the City, within Redevelopment Project Area No. 1.

2.6 Emergency Response

Residents pride themselves in the safe living environment that prevails in the Porterville community. The City will continue to provide adequate levels of fire and police service necessary to maintain this environment. Figure 6-5 identifies fire, police, and other critical facilities within Porterville's Urban Area, as well as the emergency evacuation routes. Other critical facilities include the following:

FIGURE 6-4 250 YEAR STORM

SUCCESS RESERVOIR DAM (AT CURRENT HEIGHT IN 1997) OVERFLOW INDUNDATION AREAS IN THE EVENT OF A 250 YEAR STORM

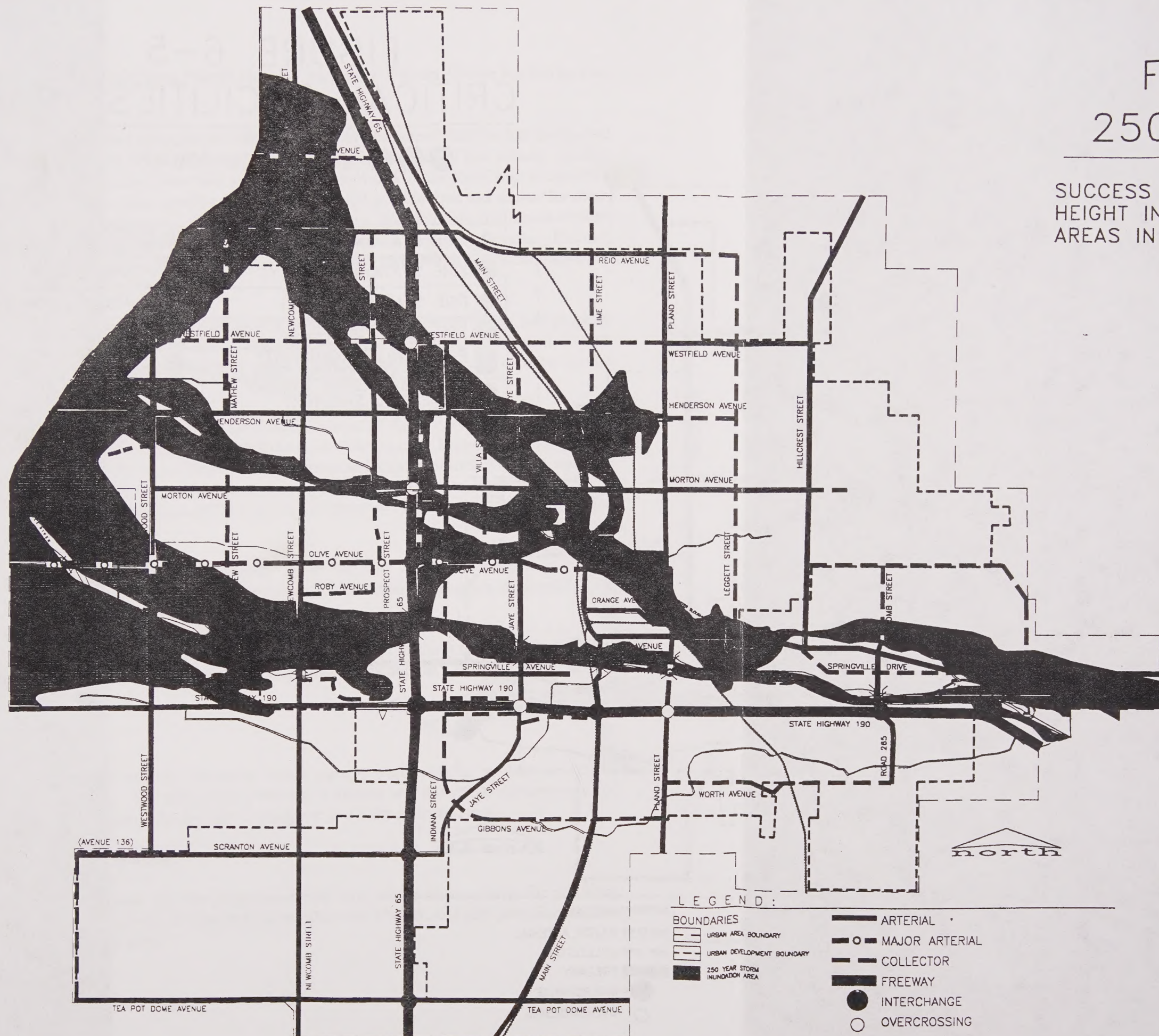
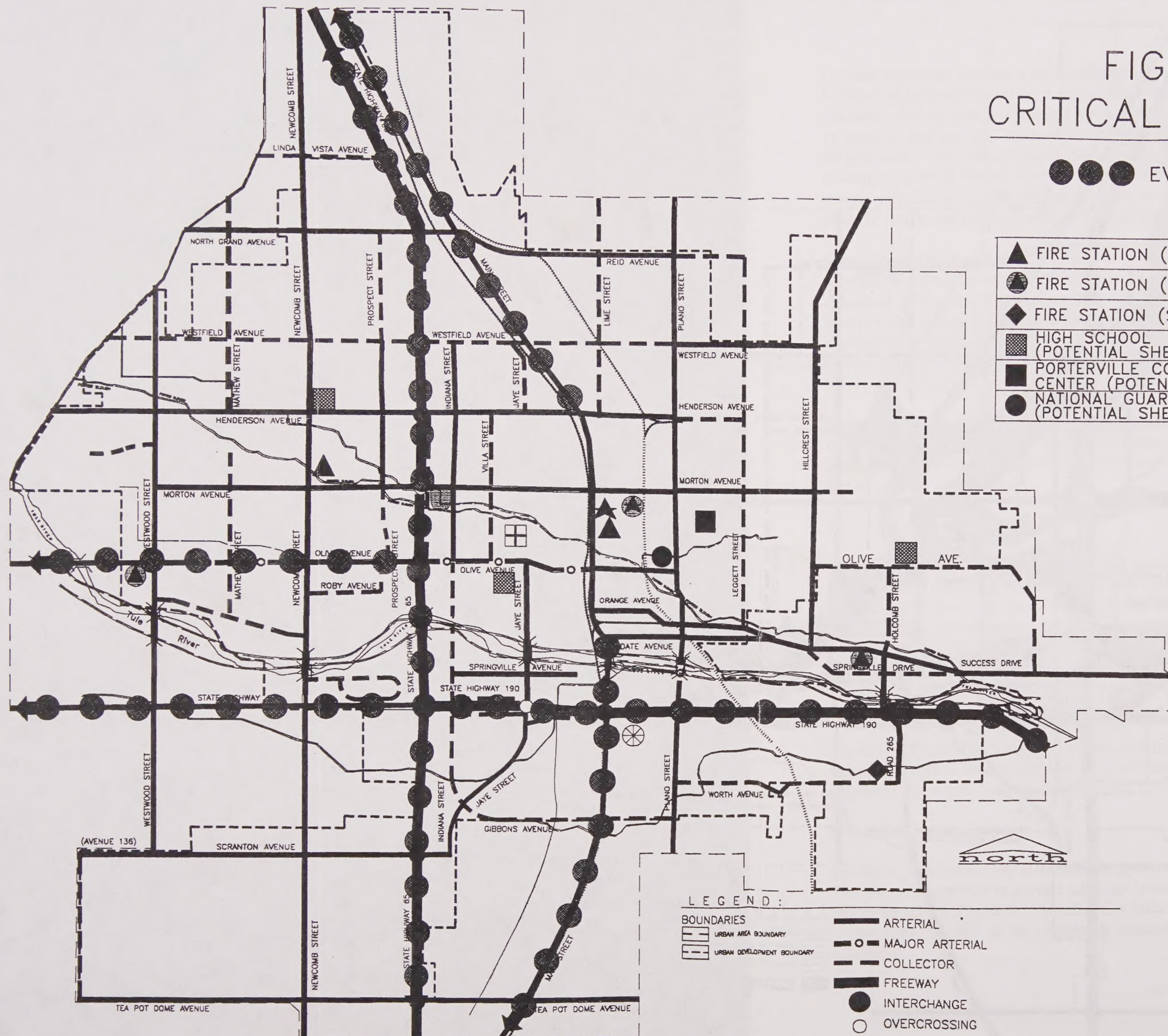


FIGURE 6-5 CRITICAL FACILITIES MAP

●●● EVACUATION ROUTES

▲ FIRE STATION (CITY)	⊗ PORTERVILLE COLLEGE (POTENTIAL SHELTER)
● FIRE STATION (COUNTY)	⊕ HOSPITAL
◆ FIRE STATION (STATE)	⊞ HIGHWAY PATROL OFFICE
▨ HIGH SCHOOL (POTENTIAL SHELTER)	★ POLICE STATION
■ PORTERVILLE COMMUNITY CENTER (POTENTIAL SHELTER)	● SHERIFFS SUBSTATION (COUNTY)
● NATIONAL GUARD ARMORY (POTENTIAL SHELTER)	



LEGEND:

BOUNDARIES

- URBAN AREA BOUNDARY
- - - URBAN DEVELOPMENT BOUNDARY

- ARTERIAL
- MAJOR ARTERIAL
- COLLECTOR
- FREEWAY
- INTERCHANGE
- OVERCROSSING

Medical Facilities: The Sierra View District Hospital, located on Putnam Avenue is a full service hospital.

Shelters: The American Red Cross, as the official director of emergency shelters, has designated the public schools within the Porterville Urban Area as emergency shelters. These schools are only available as shelters for persons other than students when activated by the Red Cross in case of a major flood, earthquake or other significant disaster and would provide food and shelter for those persons displaced from their homes. Supplies to accommodate large numbers of disaster victims will be provided through the Red Cross. The emergency shelters will also offer emergency first aid, disseminate information, and serve as community information centers where individuals can leave messages for friends and relatives.

Natural disasters and major accidents can result in civil disruption, personal injury, and property damage. Proper preparation and coordination for such events can minimize the extent of such adverse consequences. Preventive measures taken before an emergency occurs can also hasten recovery from such incidents.

The City's Emergency Preparedness Program is administered by the Porterville Fire Department. The Emergency Preparedness Plan incorporated the state-wide Standard Emergency Management System (SEMS) Plan in 1996-97, and details the interactions and responsibilities of federal, state and local agencies, as well as private organizations in the event of natural or man-made disasters. The SEMS Emergency Preparedness Plan (EPP) is hereby incorporated by reference in this General Plan Element.

The Emergency Preparedness Plan is based on an incident command strategy to ensure responsibilities are clear, concise, and efficiently distributed among emergency personnel in the event of an emergency.

The City's Emergency Preparedness Plan designates the proper procedures that are to be followed in the case of a major emergency, including accessing facilities within the City that are available for emergency assistance.

Emergency Evacuation

The City has designated several evacuation routes through Porterville to be used in case of catastrophic emergencies. The extent and severity of a disaster will determine which routes and which directions people must take in order to escape or avoid the afflicted areas.

Emergency Response Personnel

The City Police Department and Fire Department bear most of the responsibility for providing emergency services. In the event of a major disaster, other City, County, and state personnel assume local emergency response roles.

Emergency Shelters

In the event of either a natural or man-made disaster, homes may be destroyed or be inaccessible for extended periods of time. Area residents will need some form of temporary shelter. The City in coordination with the Red Cross, Salvation Army, and state and federal agencies is responsible for providing emergency shelter to displaced residents.

The Porterville Emergency Preparedness Plan contains an inventory of sites suitable for use as emergency shelters. The site or sites used in a particular emergency depend upon the length of time required to shelter the refugees. Sites most frequently used for shelter are schools, senior centers, community centers, public buildings, and churches.

Emergency response procedures in the case of a disaster involving hazardous materials are outlined in the City's Emergency Preparedness Plan and the County's Hazardous Waste Management Plan. The City will cooperate and assist in emergency operations as required. Policies contained in this element serve to protect the City's inhabitants from hazardous waste disasters through implementation of the City's Emergency Preparedness Plan and the County's Hazardous Waste Management Plan.

2.7 Crime

The City of Porterville Police Department (PPD) currently operates out of a single station located at 350 North "D" Street. This facility was built in 1988 to accommodate increasing needs of the police services over the next 20 years. As growth continues in Porterville, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law enforcement supplies, and office space.

The PPD is comprised of 1.25 sworn officers per 1,000 population and 0.65 non-sworn officers per 1,000 population. Response times within the current City boundaries for Priority 1 calls (life threatening) is less than three (3) minutes. The Tulare County Sheriff's Department Porterville area headquarters, located at 379 North Third Street, provides service to the unincorporated portions of Porterville's urban area.

The PPD dispatches for both police and fire services.

Community Programs

The PPD currently provides educational programs for local public and private schools, including bicycle and traffic safety instruction in elementary schools. Another elementary school program, Drug Abuse Resistance Education (DARE), is aimed at reducing and avoiding drug abuse problems at an early age. The DARE program is co-funded by the Porterville Public School District and the PPD.

Development Project Review

The City Planning Division refers appropriate project applications to the PPD for review and comment. This review includes topics such as lighting, alarm systems, and access. Comments and recommendation of the PPD are forwarded to the Planning Division for inclusion as development conditions.

Service to Unincorporated Areas

The Tulare County Sheriffs Department is responsible for law enforcement within the unincorporated areas located within the City's Urban Area Boundary. In the event that the Sheriff's Department requires assistance or is unable to respond, the PPD will dispatch officers as needed, per request of the Sheriff's Department watch supervisor. The Sheriff's Department has full law enforcement authority in the unincorporated areas of the County.

Part of the quality of life sought in Porterville is a feeling of security and safety from criminal activity. Between 1986 and 1997, the overall number of Part One crimes reported in the City decreased by 17% percent. According to statistics maintained by the PPD, most of the reported crimes involved petty theft, residential and vehicle burglaries, auto theft, and assaults. Few of the reported crimes involved homicide, rape, armed robbery, or arson. To reduce the incidence of crime and increase the level of community safety, it is essential that the PPD and Tulare County Sheriff's Department maintain adequate law enforcement operations within the Porterville Urban Area Boundary.

2.8 Airport

Air operations associated with the Porterville Municipal Airport represent a potential hazard for the community. The risk of potential aircraft accidents can be minimized through proper land use planning and emergency preparedness.

The Porterville Municipal Airport is located in the southern part of the City. The airport is used by small craft. A left-hand flight pattern is used at the airport and aircraft predominantly land from the south. Take-offs usually occur to the west and circle southwest.

The area around the airport is largely used for agricultural purposes and very few public safety risks from aircraft accidents are present. The Land Use Element of the General Plan designates the areas adjacent to the airport and under the flight pattern for Agricultural, Industrial, and Recreation Open Space uses. The objective of employing these designations around the airport and below the flight pattern is to minimize the risk of aircraft overflight incidents and human endangerment. The population density in agricultural and industrial use areas is relatively low compared to other types of use areas. In the case of an aircraft accident, the risk of human endangerment will be much lower than if the area were developed with more intensive uses.

In addition, the City includes an Airport Development /Safety Overlay in the City Zoning Ordinance to ensure that appropriate height limitations, flight hazard reduction measures, and protection of residential uses from excessive noise from airport operations are considered when approving development in the vicinity of the airport. The City will continue to coordinate the review of development proposals located within the airport environs with the County Airport Land Use Commission.

The City of Porterville Airport Master Plan addresses a 20 year time frame. The plan forecasts a growth in aircraft activity from a 1988 level of about 25,000 operations to over 45,000 by the year 2008. The number of fixed based aircraft is expected to increase from about 85 to over 150 in the same time frame. Among the alternatives in the Plan is the extension of the runway by 2,000 feet for a total length of 8,000 feet.

As indicated in the Airport Master Plan, the runway extension will almost reach the western edge of the City's Urban Area Boundary. Any development that occurs outside of the City to the west of the runway extension must not interfere with future airport activity. The City will monitor all development proposals in the unincorporated County area located within the City's Urban Area Boundary near the runway extension area to ensure that future development conforms to the development standards of the Airport Development/Safety Overlay in the City Zoning Ordinance.

3.0 POLICIES

The following policies are established to promote and ensure public safety in Porterville. The policies also focus on developing emergency response strategies to be implemented in the event of a disaster or accident.

FIRE

3.1 The City shall maintain mutual aid agreements with surrounding jurisdictions for fire protection.

3.2 The City shall continue to enforce weed abatement programs as established by the City Code.

3.3 The City shall enforce building and fire code requirements intended to assure adequate fire protection.

3.4 The City shall promote public awareness of fire hazards and emergency procedures by developing new and expanding existing public fire safety and emergency life support education programs.

3.5 The City shall continue to monitor growth and population in order to assess the need for fire services and develop new stations when and where they are needed in order to provide all residents of the City with fire protection.

3.6 The City shall assess the adequacy of the current funding structure for fire services and investigate new funding sources.

FLOODING

3.7 The City shall coordinate with appropriate agencies to ensure that new bridges are constructed according to acceptable standards to avoid damage by flooding. The City shall also coordinate with appropriate agencies to ensure safe maintenance of bridges through periodic inspections.

3.8 The City shall locate and improve deficiencies in storm drain systems.

3.9 The City shall require both retention and detention basins as a flood control measure where applicable to reduce risk from flood hazards.

3.10 The City shall establish and maintain open space required to help protect the public from flood hazards.

3.11 The City shall maintain a Storm Drain Master Plan for the Planning Area and provide the flood protection called for in the Plan for existing development and for areas planned for new development, as funding becomes available.

3.12 The City shall use the Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps to identify flood hazard areas and provide appropriate land use regulations for areas subject to flooding.

3.13 The City shall continue participation in the National Flood Insurance Program.

3.14 The City shall cooperate with local irrigation districts to plan for and make needed improvements to drainage infrastructure depositing runoff into the Tule River and the Porter Slough.

3.15 The City shall review the design of future development located near water storage facilities to minimize damage caused by leak, rupture, or flooding from a water storage facility.

3.16 The City shall coordinate with Caltrans and road builders to ensure proper roadway design for drainage purposes.

3.17 The City shall require that appropriate easements are acquired before drainage is allowed to flow across property lines.

3.18 The City shall coordinate with appropriate agencies to seek design review of the storm drain improvements constructed by the City and review the design of storm drain improvements constructed outside the City limits within the planning area..

3.19 The City shall require new developments to upgrade storm drain facilities to handle the increased runoff generated from a developed site where practical.

3.20 The City shall continue to participate in the Tule River Improvement Joint Powers Agreement and support its goals where practical.

HAZARDOUS WASTE AND TOXIC MATERIALS

3.21 The City shall evaluate the disposal, transport, manufacture, storage and handling of hazardous material in Porterville when such activities are brought to the City's attention.

3.22 The City shall cooperate with the County to educate the public as to the types of household hazardous waste and the proper method of disposal.

3.23 The City shall review, update, and implement of the City's Hazardous Materials Emergency Response Plan on a continual basis.

3.24 The City shall endeavor to protect soils, surface water, and groundwater from contamination.

3.25 The City shall identify facilities utilizing, storing, or transporting hazardous materials within the Porterville Urban Area.

3.26 The City shall apply, as appropriate, provisions of the Tulare County Hazardous Waste Management Plan to decisions involving hazardous materials in Porterville.

3.27 The City shall coordinate enforcement of the Hazardous Materials Disclosure Law with the Tulare County Health Department.

3.28 The City shall encourage citizens and crime watch organizations to report unlawful dumping of hazardous materials.

3.29 The City shall adopt a Household Hazardous Waste Plan, and encourage and support the proper disposal of hazardous household waste and waste oil.

3.30 The City shall cooperate with responsible agencies to help ensure that dry cleaners, film processors, and auto service establishments, agricultural operations and industries, and other service businesses generating hazardous waste materials are complying with approved disposal procedures.

3.31 The City shall minimize the amount and toxicity of hazardous waste and materials generated in the Porterville Urban Area by encouraging recycling, source reduction technologies and educational assistance to local residents, and commercial, industrial, and agricultural handlers.

3.32 The City shall support efforts to enforce State "right to know" laws, which outline the public's right to information about local toxics producers.

3.33 The City shall coordinate with the County of Tulare in the implementation of the National Pollution Discharge Elimination System Permits (NPDES) regulations when Federal or State regulations require the City to do so.

3.34 The City shall participate in County and State efforts to identify contaminated sites within the Porterville Urban Area and encourage County and State clean-up activities.

SEISMIC AND OTHER GEOLOGIC HAZARDS

3.35 The City shall establish policies designed to ensure that geologic hazards in all areas for human use or habitation are properly mitigated by developers or avoided prior to, or during, development.

3.36 The City shall maintain, revise (when necessary) and enforce appropriate standards and codes designed to reduce seismic or geologic risk.

3.37 The City shall encourage use of greater safety provisions for important or critical-use structures (such as hospitals, schools, fire, police, and public assembly facilities; and utilities) through input during site selection and, when necessary, comprehensive geotechnical investigation.

3.38 The City shall promote the public's education regarding the dangers of earthquake and associated hazards.

3.39 The City shall pursue federal and state programs to provide additional protection against seismic activity.

3.40 The City shall require mitigation related to the structural seismic safety of buildings requiring a permit for structural alterations, especially unreinforced masonry buildings.

3.41 The City shall ensure that its policies related to existing and new structures for human occupancy, critical structures, and vital emergency facilities are designed to encourage owners to minimize damage from potential geologic/seismic hazards and avoid functional impairment.

3.42 The City shall include and periodically review and update emergency procedures for earthquakes in the City's Emergency Preparedness Plan.

3.43 The City shall coordinate with the County of Tulare, local railroads, and CALTRANS to identify and correct any structural deficiencies of bridges and overpasses that traverse the City of Porterville.

3.44 The City shall establish open space required to protect the public from hazards associated with seismic and other geologic conditions.

3.45 The City shall maintain and enforce appropriate building standards and codes to avoid and/or reduce risks associated with geologic constraints and to ensure that all new construction is designed to meet current safety regulations.

3.46 The City shall consider safety to property, structures and human life in areas that may be subject to hazards from water tank rupture.

MAN-MADE HAZARDS

3.47 The City shall encourage the owners of irrigation canals and drainage areas to reduce the public safety hazards associated with such facilities through the provision of signs and fencing or by restricting access.

3.48 The City shall implement policies designed to reduce loss of life, serious injuries, and major social and economic disruption caused by the collapse or severe damage to hazardous structures.

3.49 The City shall continue to participate in the Tule River Improvement Joint Powers Agreement and to support the goals of said agreement where feasible.

EMERGENCY RESPONSE

3.50 The City shall implement and periodically review and update the City's Emergency Preparedness Plan.

3.51 The City shall coordinate with the County of Tulare and the Federal Emergency Management Agency (FEMA) in reducing community risks in the event of a disaster.

3.52 The City shall sponsor and support public education programs for emergency preparedness and disaster response.

3.53 The City shall maintain multi-jurisdictional cooperation and communication for emergency planning and management.

3.54 The City shall assist in orderly and efficient reconstruction activities following a disaster to the maximum extent possible.

3.55 The City shall assist people in taking appropriate and effective action to safeguard life and property during and immediately after emergencies.

3.56 The City shall provide cost effective fire, police, and emergency medical service within the City to minimize potential injury, loss or destruction to persons or property.

3.57 The City shall maintain an effective communications system to properly respond to emergencies.

CRIME

3.58 The City shall cooperate with the Tulare County Sheriff's Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate law enforcement services.

3.59 The City shall continue to cooperate with the California Highway Patrol and other nearby law enforcement agencies to provide back-up police assistance in emergency situations.

3.60 The City shall promote public education programs involving safety issues.

3.61 The City shall ensure through the design review process that developments incorporate safety concerns into the site, circulation, building design and landscaping plans.

3.62 The City shall maintain adequate police protection capabilities.

3.63 The City shall continue to implement an anti-graffiti program.

3.64 Facility and equipment needs of the PPD shall be considered in the review of new development and mitigated to an acceptable level.

3.65 The PPD shall promote order by preventing criminal activity, enforcing laws, and meeting community police service demands.

AIRPORT

3.66 The City shall discourage land uses that produce glare, direct illumination, vapor, smoke, or dust that may effect airport operations.

3.67 The City shall implement criteria to regulate the type and intensity of developments in areas of known potential air operations hazards.

3.68 The City shall encourage Porterville citizen participation and City involvement on committees which would impact future aircraft operations in Tulare County.

3.69 The City shall establish land uses that create greater consistency with the Tulare County Airport Commission Land Use Plan around the airport as required to protect public safety.

4.0 PROGRAMS

The following programs are included in this Element as some of the potential means by which the City can specifically implement the policies prescribed in the Element and achieve the City's Safety goals:

FIRE

- 4.1 Minimize dependencies of new commercial, industrial, multiple unit residential, and mixed-use developments on fire fighting personnel and equipment by requiring on-site fire suppression systems which include sprinklers and pumps, as necessary.
- 4.2 Require property owners to remove fire hazards, structures, materials, and debris as directed by the City Fire Department.
- 4.3 Limit development in areas not served by adequate water pressure, volume, and flow rate until sufficient pressure can be provided.
- 4.4 Continue to assess the need for fire services and develop new stations when and where they are needed in order to maintain fire department average response times under 5 minutes.
- 4.5 Continue to participate in mutual aid agreements with surrounding jurisdictions in order to increase service capabilities for major fires.
- 4.6 Assess the adequacy of the current funding structure for fire services and investigate new funding sources.
- 4.7 Encourage the coordination of emergency medical and ambulance services by the City of Porterville Fire Department.
- 4.8 Educate the citizens of Porterville regarding fire and emergency services.
- 4.9 Require new developments to be constructed according to the latest adopted codes and related regulations.
- 4.10 Provide for efficient and cost effective fire and emergency medical service to minimize potential injury, loss or destruction to persons or property.
- 4.11 Maintain Fire Marshal inspection services.
- 4.12 Require provision of adequate access for fire fighting equipment and appropriate buffer areas for protection of property from wildland fires.
- 4.13 Incorporate and periodically review fire prevention and protection procedures in the City's Emergency Preparedness Plan.
- 4.14 Continue to provide for Fire Department review of plans for all development activity.

FLOODING

- 4.15 Cooperate with the County Resource Management Agency in their efforts to clear channels and construct needed local storm drainage improvements to prevent local flooding problems in the City.
- 4.16 Require local drainage improvements as part of all new development approvals.
- 4.17 Implement, to the maximum extent allowed by available funding, actions outlined in the Storm Drain Master Plan of Porterville to eliminate existing and potential flooding hazards in the City.
- 4.18 Require developers to design new land uses and flood control facilities so that structures for human use or habitation are capable of surviving anticipated flood levels without major structural damage.
- 4.19 Consider applying for funding through Federal and State Agencies such as the Federal Emergency Management Agency (FEMA) and the Office of Emergency Services (OEM) when there are opportunities to apply for hazard mitigation grants.
- 4.20 Continue to adopt and promote flood safety standards set forth by the Federal Emergency Management Agency (FEMA) in areas that are within the 100-year flood zone.
- 4.21 Restrict development of habitable structures within the 100-year flood zone unless an engineering study is provided which includes acceptable mitigation measures.
- 4.22 Work with property owners and FEMA to revise the FEMA maps to correctly show the limits of the 100-year flood zone. Revisions to the FEMA maps will eliminate the need for flood insurance on properties that are protected from flood-related hazards.
- 4.23 Periodically review and revise the City's Storm Drain Master Plan to ensure that appropriate facilities are being planned and constructed.
- 4.24 Require that projects be designed to retain increased storm water runoff onsite until such time as master plan facilities are constructed to accept the increased storm water runoff.
- 4.25 Coordinate with local water agencies in their efforts to enact a program of channel preservation, renovation and maintenance.
- 4.26 Require, as a condition of development, protection of channel alignments, identification of floodway areas, and construction of channel improvements so that projected 100 year flood flows can pass without adversely affecting new development.
- 4.27 Encourage the State or Federal government to map dam failure inundation areas and develop, maintain and inform the public of an evacuation procedure for all affected areas in the event of failure of Success Dam.

4.28 Require compliance with State set-back requirements from natural water courses that traverse the City.

4.29 Preservation of flood plains as open space shall be considered as an alternative to channelization in project EIRs.

HAZARDOUS WASTE AND TOXIC MATERIALS

4.30 Coordinate with Tulare County to provide educational opportunities regarding the generation of small quantity, household and agricultural waste products to inform those affected or their responsibilities for source reduction and proper and safe hazardous waste management.

4.31 Ongoing adoption of current versions of the Uniform Fire Code to regulate the storage of hazardous substances.

4.32 Coordinate when appropriate with the California Highway Patrol to establish and maintain designated travel routes through the Porterville Area for vehicles transporting hazardous materials.

4.33 Coordinate with the Tulare County Health Department for the implementation of the Hazardous Material Disclosure law.

4.34 Land uses using, storing or producing hazardous materials shall be located at a safe distance from other uses that may be adversely affected by such activities. Sensitive receptors as defined by State law such as schools, hospitals, day care centers, convalescent homes, and other immobile populations shall be considered during the review process. Where appropriate, consultation and coordination with San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) shall be undertaken.

4.35 Cooperate with the County to educate the general public about the types of hazardous materials that occur in the manmade environment, where hazardous materials can be disposed of, and the hazards to the environment if hazardous materials including household materials are not disposed of in an appropriate disposal facility.

4.36 Review the Hazardous Materials Emergency Response Plan and include revisions to the plan based on regulatory requirements where necessary. Communicate with the business community to inform them of the Hazardous Materials Emergency Response Plan and any updates or revisions to the plan.

4.37 Develop siting and enforcement criteria for businesses that use and produce hazardous materials and maintain such criteria as a provision in the City's zoning ordinance.

4.38 Develop an evacuation plan with evacuation routes indicated on a map that is accessible to the general public.

4.39 Identify potential users and producers of hazardous materials at the time of permit application

and mitigate dangers associated with these materials.

4.40 Coordinate with Tulare County to provide a program for the disposal of household hazardous materials.

4.41 Maintain to the extent feasible a permit process for nonresidential uses which store, use, or transport hazardous materials within the City.

4.42 Support the enforcement of State and Federal safety standards for the transportation of hazardous materials. Restrict vehicles which carry hazardous materials from traveling on roadways within the City to the extent possible. Recognize the necessity of transporting hazardous materials along key transportation routes. Seek establishment of additional checkpoints for hazardous materials transport.

4.43 Support the prosecution of any person or organization found responsible for unlawfully dumping hazardous materials within the City.

SEISMIC AND OTHER GEOLOGIC HAZARDS

4.44 Advocate improved seismic safety programs for schools and promote greater public awareness of all types of geologic hazards.

4.45 Work to improve interjurisdictional cooperation and communication relative to seismic safety, regional fault studies, legislation, disaster response and emergency plans.

4.46 Incorporate appropriate guidelines and recommendations resulting from the implementation of AB 3897, Seismic Hazards Mapping Act, as they become available into the Safety Element, Zoning Ordinance, and other City policy documents, codes and guidelines as appropriate.

4.47 Review and document slope failures.

4.48 Where questionable conditions exist, require geologic and soils studies to identify potential hazards as part of the approval process for all new development prior to grading activities.

4.49 Revise the City's grading ordinance, when appropriate.

4.50 Require thorough geological investigations by a certified geologist prior to site development of sites which have known or potential geologic constraints. Establish restricted use areas in any new subdivision which contains identified geologic constraints.

4.51 Consider requiring developers to be responsible for supplying a preventative maintenance program for all major manufactured slopes.

4.52 Review and address problems associated with surfacing groundwater within graded or fully constructed development sites.

4.53 Consider seeking qualification of the City for Federal mudslide insurance.

4.54 Require that structures within the City be built to the appropriate seismic safety requirements as adopted by the City Council.

4.55 Where practical, require that grading on hillsides consist of techniques that follow the natural gradient and contour of the hillside.

MAN-MADE HAZARDS

4.56 Require that developers use design criteria for publicly accessible irrigation facilities, slough remnants, storm water detention and retention basins, and drainage facilities to minimize potential for accidents and injury.

4.57 Participate with canal owners and operators, to ensure that City operated facilities have properly located hazard warning signs.

EMERGENCY RESPONSE

4.58 Update the Emergency Preparedness Plan periodically to respond to changes in land use, population and incorporated city boundaries.

4.59 Coordinate with Tulare County, Federal Emergency Management Agency, Office of Emergency Services, in reducing community risk in the event of a disaster through Emergency Preparedness Plan preparation.

4.60 Periodically, the City's Fire and Police Departments in conjunction with other community emergency response groups shall conduct simulated emergency situations to test the workability of the City's Emergency Preparedness Plan.

4.61 Participate in state and county programs to provide educational opportunities for the community on procedures regarding preparedness and response to disasters.

4.62 Preserve as open space areas along waterways, detention basins and ponding areas, and in areas of wildlife and known flooding hazards where building for human occupancy is hazardous.

4.63 Provide emergency information and public education in the event of a disaster.

CRIME

4.64 Provide for law enforcement review of development plans as part of the review process for all new development projects.

4.65 Encourage citizen participation in public safety programs such as Neighborhood Watch, and

facilitate educational programs dealing with personal safety awareness.

4.66 Maintain preparedness for civil disorders through preparation of contingency plans and review of permits for parades, demonstrations, and special events.

4.67 Coordinate evacuation planning among the Porterville Fire Department, County Fire and Sheriff's Departments, the California Highway Patrol, the City of Porterville Disaster Response Team, and law enforcement agencies in other local jurisdictions.

4.68 Maintain an ongoing crime prevention program offering a range of services.

4.69 Maintain the 9-1-1 emergency system.

4.70 Maintain mutual aid with Tulare County and neighboring law enforcement agencies and the California Highway Patrol.

4.71 Maintain an anti-graffiti program using community volunteers that encourages cooperation with educational and civic groups. This program shall work at elimination of existing graffiti and prevention in the future.

AIRPORT

4.72 Maintain current land use designations for land within one mile of the runway. Further subdivision of land within this area should be minimized or prevented.

4.73 Update the Airport Master Plan as needed.

4.74 Implement an ongoing program to protect future Airport Runway Protection Zones (formerly called Clear Zones) through fee simple title acquisition or through avigation easements.



APPENDICES

GENERAL PLAN DESIGNATIONS	ZONE PLAN DESIGNATIONS																			
	Suburban Residential (R-A)	One Family Estate (R-E)	One Family 8,000 square foot (R-1-8)	One Family 6,000 square foot (R-1)	Three Family (R-2)	Multiple Family (R-3)	Multiple Residential (R-4)	Professional Office (R-4)	Neighborhood Commercial (P-0)	Central Commercial (C-1)	Heavy Commercial (C-2)	Highway Commercial (C-3)	Light Commercial (C-H)	Heavy Manufacturing (M-1)	Primary Manufacturing (M-2)	Secondary Flood Plain (F-1)	Secondary Flood Plain (F-2)	Open Area (O-A)	Airport Safety (A-S)	Airport Development (A-D)
Rural Density Residential	•	•																		
Low Density Residential	•	•	•	•																•
Medium Density Residential				•																•
High Density Residential					•	•														•
Neighborhood Commercial								•												○
General Commercial									•		•									•
Heavy Commercial										•										•
Highway Commercial											•									•
Professional and Office						○	•													○
Industrial												•	•					•		
Public and Quasi-Public	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	•	○	○	○	○
Recreation and Open Space	○	○	○	○	○	○	○	○	○	○	○	○	○	○	•	•	•	○	○	○
Agriculture																				
Airport Master Plan																	•	•		



No significant correspondence of zone plan designation to General Plan designation



Conditional correspondence of zone plan designation to General Plan designation

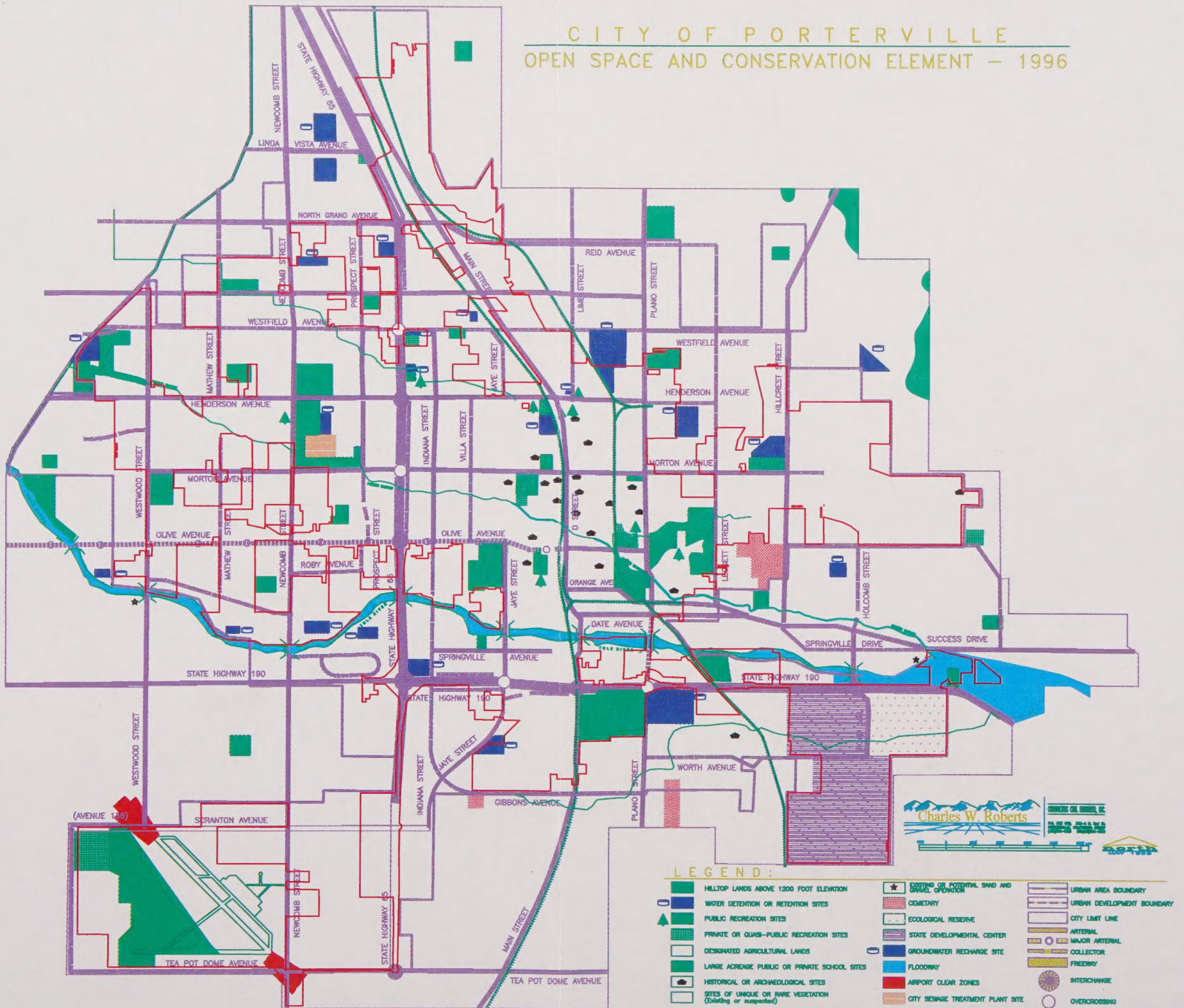


Complete or substantially complete correspondence of zone plan designation to General Plan designation

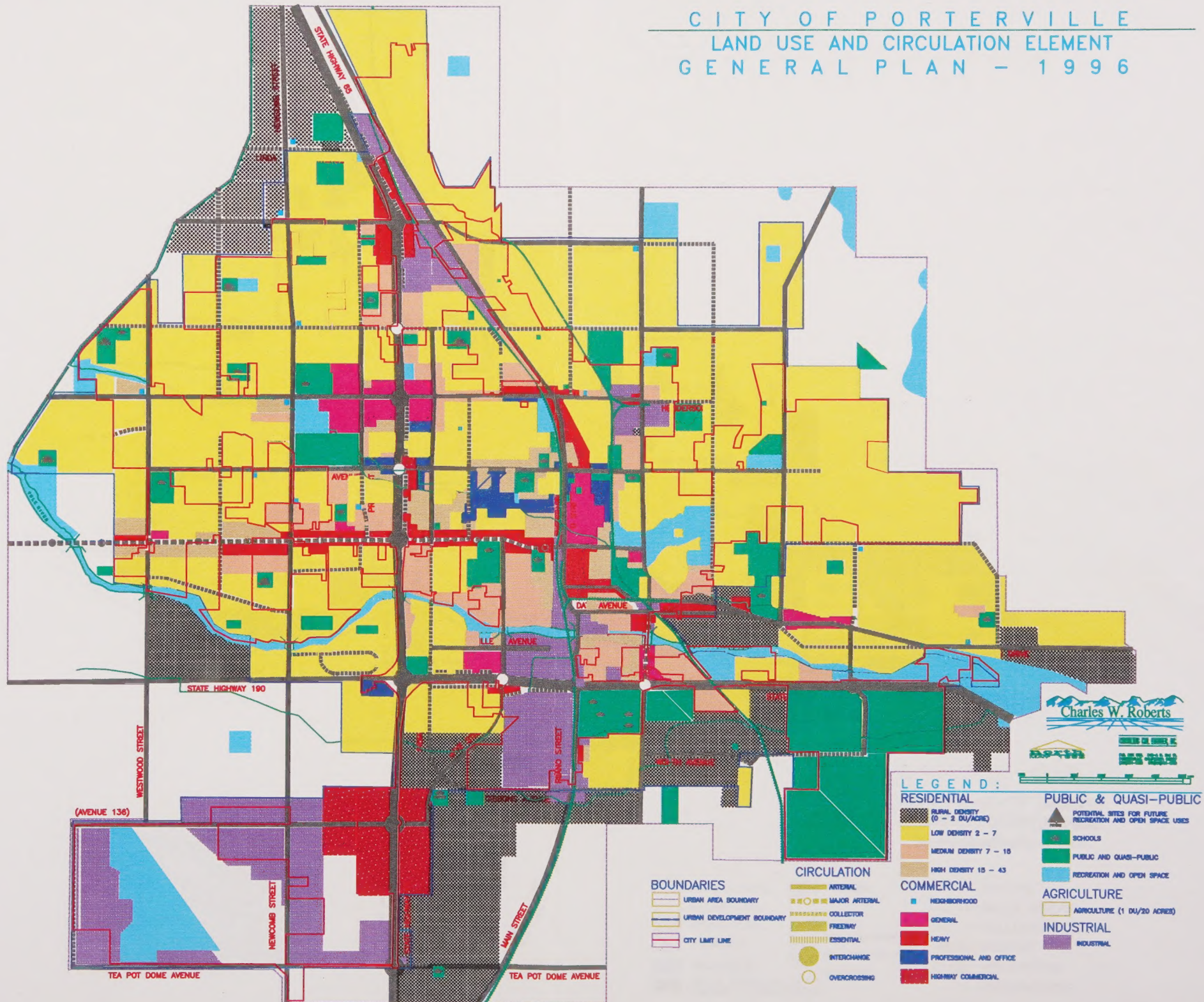
TITLE
CORRESPONDENCE BETWEEN GENERAL PLAN
LAND USE ELEMENT DESIGNATIONS AND CITY ZONE PLAN

FIGURE

CITY OF PORTERVILLE OPEN SPACE AND CONSERVATION ELEMENT - 1996



CITY OF PORTERVILLE LAND USE AND CIRCULATION ELEMENT GENERAL PLAN - 1996



U.C. BERKELEY LIBRARIES



C101745473

